



PLANNING AND DEVELOPMENT COMMITTEE SUPPLEMENTARY INFORMATION

Wednesday, 3 April 2019 at 10.00 am at the Bridges Room - Civic Centre

Item	Business
2.	<p>Minutes (Pages 3 - 58)</p> <p>The Committee is asked to approve as a correct record the minutes of the meeting held 13 March 2019 (copy previously circulated).</p>
9.	<p>Planning Obligations (Pages 59 - 88)</p> <p>Report of the Service Director, Communities and Environment</p>

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Public Document Pack Agenda Item 2

GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 13 March 2019

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, D Burnett, L Caffrey, S Craig, S Dickie, A Geddes, M Henry, L Kirton, J Lee, K McCartney, J McClurey, C McHugh, E McMaster, C Ord, R Oxberry, I Patterson, J Turnbull and A Wheeler

APOLOGIES: Councillor(s): K Ferdinand, M Hall, N Weatherley and K Wood

PD343 MINUTES

The minutes of the meeting held on 20 February 2019 were approved as a correct record and signed by the Chair.

PD344 DECLARATIONS OF INTEREST

Councillor Chris McHugh declared non-registerable interests in applications DC/16/00320/FUL and DC/17/01376/FUL and removed himself from the meeting, discussion and subsequent voting.

Councillor Susan Craig declared a non-registerable interest in application DC/18/01154/FUL and removed herself from the meeting, discussion and subsequent voting.

PD345 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.

PD346 ENFORCEMENT TEAM ACTIVITY

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.

PD347 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee. The Committee were asked to consider the removal of items considered to have been dealt with.

RESOLVED - That the information contained within the report be noted.

PD348 PLANNING ENFORCEMENT APPEALS

The Committee received a report advising of new appeals against enforcement action received and the decisions of the Planning Inspectorate received during the reporting period.

The Committee were also advised that there had been no appeal decisions received since the last Committee meeting.

RESOLVED - That the information be noted.

PD349 PLANNING APPEALS

The Committee were advised that no new appeals had been lodged since the last Committee. Four new appeal decisions have been received since the last Committee. All appeals were dismissed. There have been no appeal costs decisions.

RESOLVED - That the information be noted.

PD350 PLANNING OBLIGATIONS

The Committee were advised that since the last Committee there have been no new planning obligations. Since the last Committee there has been no new payments received in respect of planning obligations.

RESOLVED - That the information be noted

PD351 VALIDATION OF PLANNING APPLICATIONS

The Committee received a report informing them of the review of the guidance on the information requirements and validation of planning applications document –

‘Validation of Planning Applications in Tyne and Wear 2019’.

It is anticipated to review the guidance every 2 years, or earlier should legislation change to an extent that would require a significant change to the guidance.

- RESOLVED -
- i) That the information be noted
 - ii) That the Committee accept the revised Validation of Planning Applications in Tyne and Wear – 2019 to replace the previous 2016 guidance.

Chair.....

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Date of Committee: 13 March 2019

Application Number and Address:

DC/16/00320/FUL
Land to the South of Cushy Cow Lane
Ryton

Applicant:

Bellway Homes Ltd (North East)

Proposal:

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).

Declarations of Interest:

Name

Nature of Interest

Councillor Chris McHugh

Non-registerable interest.

List of speakers and details of any additional information submitted:

Councillor Chris Buckley spoke against the planning application
Mr Andrew Moss spoke against the planning application
Mr Roger Snodin spoke against the planning application
Mr Mark Gabriele spoke in favour of the application
Mr James Hall (Agent) spoke in favour of the application

Reason for Minor Update

Further representations made

A petition of 23 signatures has been received in objection to the application, the signatories are the residents of Low Row (Stargate Lane). The petition is summarised as follows:

- Construction traffic would result in between 16 and 32 movements a day for a period of 7 to 8 years;
- Stargate Lane is already congested and heavily trafficked;
- The construction traffic would give rise to:
 - Air pollution;
 - Highway safety issues; and
 - And damage to properties

The widening proposed by the development would not address the above concerns and an alternative access via the A695 should be sought.

The concerns cited above have been considered and addressed within the main report.

Any additional comments on application/decision:

The Committee was minded to grant planning permission in accordance with the recommendations set out in the agenda papers but subject to amendment of conditions 29 and 30 requiring that the works to Stargate Lane be completed prior to commencement of the development.

Authorise the Service Director of Development, Transport and Public Protection to deal with the application at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view to GRANT SUBJECT TO A SECTION 106 AGREEMENT:

1) The agreement shall include the following obligations:

- Affordable housing in perpetuity
- Biodiversity mitigation
- Local workforce commitments
- Provision of a new bus service

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

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

Layout & Other Plans

Overall Masterplan – dwg no. 573-BEL 13-031-P01Z
Site Layout Plan (West) – dwg no. 573-BEL 13-031-P02E
Site Layout Plan (East) – dwg no. 573-BEL 13-031-P03E
Boundary Treatment Plan (West) – dwg no. 573-BEL 13-031-P07.1C
Boundary Treatment Plan (East) – dwg no. 573-BEL 13-031-P07.2C
Elevational Treatment Plan – dwg no. 573-BEL 13-031-P12C
Landscape Strategy – dwg no. 916_01 Rev C
Drainage Strategy Sheet 1 – dwg no. QD958-00-01 Rev A
Drainage Strategy Sheet 2 – dwg no. QD958-00-02 Rev A

Housetypes

Country Brick Character Area

Potter Elevations & Floor Plans – dwg no. A_769_00_CB_01_PO-2B-2S-P1 & A_769_00_CB_02 Rev A
Cooper Elevations & Floor Plans – dwg no. A_770_00_CB_01_CO-2B-2S-P1 & A_770_00_CB_02_CO-2B-2S-CB-E
Tailor Elevations & Floor Plans – dwg no. A_802_00_CB_01_TA-3B-2S-P1 &

A_802_00_CB_02_TA-3B-2S-CB-E
Chandler Elevations & Floor Plans – dwg no. A_951_00_CB_01_CH-3B-2S-P1 &
A_951_00_CB_02_CH-3B-2S-CB-E
Carver Elevations & Floor Plans – dwg no. A_981_00_CB_01_CA-3B-2S-P1 &
A_981_00_CB_02_CA-3B-2S-CB-E
Peony (3b5p) Elevations & Floor Plans – dwg no. A/1129/00/CB/01 & A/1129/00/CB/02
Scrivener Elevations & Floor Plans – dwg no. A_1214_00_CB_01_SC-4B-2S-P1 &
A_1214_00_CB_02_SC-4B-2S-CB-E
Milliner Elevations & Floor Plans – dwg no. A_1289_00_CB_01_MI-4B-2S-P1 &
A_1289_00_CB_02_MI-4B-2S-CB-E
Cutler Elevations & Floor Plans – dwg no. A_1335_00_CB_01_CU-4B-2S-P1 &
A_1335_00_CB_02_CU-4B-2S-CB-E
Bowyer Elevations & Floor Plans – dwg no. A_1356_00_CB_01_BO-4B-2S-P1 &
A_1356_00_CB_02_BO-4B-2S-CB-E
Philosopher Elevations & Floor Plans – dwg no. A_1507_00_CB_01_PH-4B-2S-P1 &
A_1507_00_CB_02_PH-4B-2S-CB-E
Acacia (4b7p) Elevations & Floor Plans – dwg no. A/1550/00/CB/01 & A/1550/00/CB/02

Town Contemporary Character Area

Potter Elevations & Floor Plans – dwg no. A_769_00_TC_01_PO-2B-2S-P1 &
A_769_00_TC_02 Rev A
Cooper Elevations & Floor Plans – dwg no. A_770_00_TC_01_CO-2B-2S-P1 &
A_770_00_TC_02_CO-2B-2S-TC-E
Tailor Elevations & Floor Plans – dwg no. A_802_00_TC_01_TA-3B-2S-P1 &
A_802_00_TC_02_TA-3B-2S-TC-E
Chandler Elevations & Floor Plans – dwg no. A_951_00_TC_01_CH-3B-2S-P1 &
A_951_00_TC_02_CH-3B-2S-TC-E
Carver Elevations & Floor Plans – dwg no. A_981_00_TC_01_CA-3B-2S-P1 &
A_981_00_TC_02_CA-3B-2S-TC-E
Peony (3b5p) Elevations & Floor Plans – dwg no. A/1129/00/TC/01 & A/1129/00/TC/02
Scrivener Elevations & Floor Plans – dwg no. A_1214_00_TC_01_SC-4B-2S-P3 &
A_1214_00_TC_02_SC-4B-2S-TC-E
Milliner Elevations & Floor Plans – dwg no. A_1289_00_TC_01_MI-4B-2S-P1 &
A_1289_00_TC_02_MI-4B-2S-TC-E
Cutler Elevations & Floor Plans – dwg no. A_1335_00_TC_01_CU-4B-2S-P2 &
A_1335_00_TC_02_CU-4B-2S-TC-E
Bowyer Elevations & Floor Plans – dwg no. A_1356_00_TC_01_BO-4B-2S-P1 &
A_1356_00_TC_02_BO-4B-2S-TC-E

Town Feature Brick Character Area

Cooper Elevations & Floor Plans – dwg no. A_770_00_TF_01_CO-2B-2S-P1 &
A_770_00_TF_02_CO-2B-2S-TF-E
Tailor Elevations & Floor Plans – dwg no. A_802_00_TF_01_TA-3B-2S-P1 &
A_802_00_TF_02_TA-3B-2S-TF-E
Chandler Elevations & Floor Plans – dwg no. A_951_00_TF_01_CH-3B-2S-P1 &
A_951_00_TF_02_CH-3B-2S-TF-E
Carver Elevations & Floor Plans – dwg no. A_981_00_TF_01_CA-3B-2S-P1 &
A_981_00_TF_02_CA-3B-2S-TF-E
Peony (3b5p) Elevations & Floor Plans – dwg no. 1129/00/TF/01 & A/1129/00/TF/02

Scrivener Elevations & Floor Plans – dwg no. A_1214_00_TF_01_SC-4B-2S-P1 & A_1214_00_TF_02_SC-4B-2S-TF-E
Milliner Elevations & Floor Plans – dwg no. A_1289_00_TF_01_MI-4B-2S-P1 & A_1289_00_TF_02_MI-4B-2S-TF-E
Cutler Elevations & Floor Plans – dwg no. A_1335_00_TF_01_CU-4B-2S-P1 & A_1335_00_TF_02_CU-4B-2S-TF-E
Bowyer Elevations & Floor Plans – dwg no. A_1356_00_TF_01_BO-4B-2S-P1 & A_1356_00_TF_02_BO-4B-2S-TF-E
Philosopher Elevations & Floor Plans – dwg no. A_1507_00_TF_01_PH-4B-2S-P1 & A_1507_00_TF_02_PH-4B-2S-TF-E
Acacia (4b7p) Elevations & Floor Plans – dwg no. A/1550/TF/01 & A/1550/TF/02

Supporting Documents

Masterplan and Phasing Document – 01/03/19
Arboricultural Impact Assessment - AE/ARB/1021, January 2019
Ecological Impact Assessment – R09, December 2017
Flood Risk Assessment - Rev C, 18/01/19
Noise Assessment – NT11928, 002, December 2017
Transport Assessment Addendum – September 2018
Transport Assessment Addendum V2 – January 2019

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

Unless otherwise approved in writing by the Local Planning Authority, the phasing of the development shall take place in accordance with ‘Phasing and Infrastructure Delivery’ plan set out within Section 7 of the approved “Masterplan and Phasing Document 2019” (the ‘Phasing Plan’). For the avoidance of doubt, development shall proceed in the order of Phase 1 first, Phase 2 second, Phase 3 third and Phase 4 last.

No dwellings hereby permitted shall be commenced in any successive Phase until 75% of dwellings on the previous Phase are substantially complete and all (on site) infrastructure identified by the Phasing Plan is substantially complete.

4

Notwithstanding the submitted plans, no dwelling shall be occupied on each phase of the development, until a fully detailed scheme for the landscaping for that phase of the development of the site and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of all landscaping, ground preparation and planting plans noting the species, plant sizes, planting densities for all new planting, gapping up/planting of hedgerows and a scheme of maintenance of the landscaping (for a period of five years following planting).

5

The landscaping and hedgerow planting/gapping up details approved under Condition 4 shall be implemented in accordance with the timings approved under Condition 4.

6

The approved landscaping and hedge maintenance schemes shall be maintained in accordance with the details approved under condition 4.

7

No development shall commence on each phase of the development until a scheme for the protection of the retained trees and hedges that are to be retained on that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the trees/hedges to be retained and the location and specification of the protective fencing to be used.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

8

The tree protective fencing for each phase of the development approved at condition 7 must be installed prior to the commencement of development for that phase and thereafter retained intact for the full duration of the construction works on that phase of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

9

No development shall commence on each phase of the development (except for the installation of tree protection measures, site investigations and remediation works) until a detailed drainage scheme for that phase including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Detailed final drawings of the drainage network showing clearly numbered pipes, falls, diameters, invert and cover levels that correspond with the submitted drainage model. Show connection of all SuDS features and final details of connections to existing off site sewers.
- Detail of all inlet and outlet features including landscape treatment, to demonstrate appropriateness for residential setting.
- Final detail of detention basins, showing detail of local variation of slope and form following landscape design. Include detail of any lining, soil depths, and low flow channel. Show water levels at 1:1, 1:30 and 1:100 (plus cc).
- Detail of all other SuDS features, field drains, flow controls and treatment devices.
- Landscape details for SuDS features including detailed planting plans, soiling.
- Final detail of drainage link to Stargate Industrial Estate showing accurate line and level of pipes, plus accurate tree locations and root protection areas.

- Detailed results from exceedance flow analysis to be presented to demonstrate no off site risk from exceedance flows.
- Confirmation of adoption arrangements and parties responsible for all drainage features.
- A SuDS Health and Safety Assessment where appropriate consideration and management of any health and safety issues relating to the SuDS system is required.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

10

Each phase of the development shall be implemented in accordance with the drainage scheme for that phase of the development and the timetable for implementation approved at condition 9.

11

No drainage shall be constructed on each phase of the development until a Drainage Construction Method Statement (DCMS) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.
- Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, erosion prevention, pollution control, and de-silting prior to completion of works.

12

Each phase of the development shall be implemented in accordance with the Drainage Construction Method Statement for that phase of the development approved at condition 11.

13

Prior to each phase of the development being brought into use a Drainage Management Plan for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

14

The drainage scheme provided for each phase of the development shall be managed and maintained in accordance with the Drainage Management Plan approved at condition 13.

15

No development (including any groundworks or site clearance) shall commence on each phase of the development until an Ecology Method Statement (EMS) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The EMS 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 and construction phases of the development
- b) measures to minimise the residual risk of harm to individual species during the site clearance 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 for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance 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 and construction works and the manner in which they are undertaken could harm existing ecology on the site.

16

The ecology method statement approved at condition 15 shall be provided for each phase of the development in accordance with the approved details and the approved timetable for implementation and retention.

17

No external lighting shall be provided on each phase of the development until an external lighting strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for biodiversity, including bats
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places and
- c) identify those areas of highway (including footpaths) which are intended to be adopted.

18

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 17.

19

The dwellings hereby approved shall not progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

20

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 19.

21

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) for each phase of the development has been submitted to and subsequently approved in writing by the Local Planning Authority.

22

All hard landscaping shall be completed in full accordance with the details approved at Condition 21 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

23

No boundary treatments shall be provided within each phase of the development until a timetable for implementation has been submitted to and subsequently approved in writing by the LPA.

24

All boundary treatments at the site shall be installed in accordance with approved plans 13-031-P07.1 C - Boundary Treatment Plan (West) and 13-031-P07.2 C within the timescales approved at condition 23.

25

Notwithstanding the submitted details no development shall commence on the new site access onto Cushy Cow Lane until a revised access scheme has been submitted to and approved in writing by the Local Planning Authority.

26

The site access approved at condition 25 shall be provided in accordance with the approved details prior to the first house being occupied.

27

Notwithstanding the submitted details no dwellinghouse hereby permitted within phase 1 shall be occupied until the final details of improvements to the junction of Cushycow Lane and Stargate Lane and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

28

The improvements to the junction of Cushycow Lane and Stargate Lane approved at condition 27 shall be implemented prior to the occupation of no more than 67 dwellings within phase 1.

29

Notwithstanding the submitted details no dwellinghouse hereby permitted within phase 1 shall be occupied until the final details of the widening of Stargate Lane and improvement

to footways between Cushycow Lane and the A695 have been submitted to and approved in writing by the Local Planning Authority.

30

The widening of Stargate Lane and improvement to footways between Cushycow Lane and the A695 approved at condition 29 shall be implemented prior to the occupation of no more than 67 dwellings within phase 1.

31

Notwithstanding the submitted details no dwellings hereby permitted shall be occupied until the final details of all bus stops and shelters within the site and on Cushycow Lane and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

32

All bus stops shall be installed at the locations, in accordance with the details and timescale approved at condition 31.

33

Notwithstanding the submitted details no dwellings hereby permitted shall be commenced within phase 2 until the final details of bus turning facility on Woodside Lane have been submitted to and approved in writing by the Local Planning Authority.

34

The bus turning facility on Woodside Lane approved at condition 33 shall be provided in accordance with the approved details prior to the occupation of 50th dwellinghouse within phase 1.

35

Notwithstanding the submitted details, no development shall commence until the details of a continuous vehicular link-road within the site between Cushycow Lane and the boundary with West Ryton (287a) as identified within Section 1 of the approved "Masterplan and Phasing Document" to facilitate all vehicular including buses and construction traffic, pedestrian and cyclist access shall be submitted to and approved in writing by the LPA.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the proposed link road is deliverable up to the site boundary and would provide a continuous link from Cushycow Lane to the boundary with 287a. This information is fundamental to the development and requires approval prior to development starting on the site.

36

The vehicular link-road approved at condition 35 shall be implemented in accordance with the approved details and made available for the use by vehicles, pedestrians and cyclists before the occupation of any dwellinghouse within phase 3. Thereafter the road shall remain open for use for vehicles, pedestrians and cycles to access 287a at all times. No barriers or other physical impediments to the use of this road by vehicles, pedestrians and cyclists to access to 287a shall be put in place without the prior written consent of the Local Planning Authority.

37

Notwithstanding the submitted details, no occupation of any dwellinghouse hereby permitted shall take place until the design of a continuous vehicular link-road within the site between Cushycow Lane and the boundary with West Ryton (287b) as identified within Section 1 of the approved "Masterplan and Phasing Document" to facilitate, vehicular, pedestrian and cyclist access shall be submitted to and approved in writing by the LPA.

38

The vehicular link-road approved at condition 37 shall be implemented in accordance with the approved details and made available for the use by vehicles, pedestrians and cyclists before the occupation of any dwellinghouse within phase 2. Thereafter the road shall remain open for use for vehicles, pedestrians and cycles to access 287b at all times. No barriers or other physical impediments to the use of this road by vehicles, pedestrians and cyclists to access to 287b shall be put in place without the prior written consent of the Local Planning Authority.

39

Notwithstanding the submitted details no dwellings hereby permitted shall be occupied within Phase 2 until the final details of the emergency access route to Mullen Drive and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

40

The emergency access route to Mullen Drive approved at condition 39 shall be provided in accordance with the approved details and timescales.

41

Notwithstanding the submitted details no dwellings hereby permitted shall be occupied within Phase 2 until the final details of the pedestrian access to Mullen Drive and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

42

The pedestrian access route to Mullen Drive approved at condition 41 shall be provided in accordance with the approved details and timescales.

43

Notwithstanding the submitted details no development shall commence until final details of all footpath diversions including a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

44

The footpath diversions approved at condition 39 shall be provided in accordance with the approved details and timescales.

45

Notwithstanding the submitted details, prior to the commencement of development (except for the installation of tree protection measures, removal of vegetation (as approved) site investigations and remediation works) details of a traffic calming scheme for the housing layout to maintain a self-enforcing 20 MPH zone and a timetable for its delivery shall be submitted to and approved in writing by the Local Planning Authority.

46

The traffic calming measures approved at condition 45 shall be provided in accordance with the approved details and approved timetable for delivery.

47

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house to include details of the locking mechanism and anchor point to be located in each garage or shed to Secure by Design standards shall be submitted to and approved in writing by the Local Planning Authority.

48

The cycle storage provision approved at condition 43 shall be provided for each house prior to each house being occupied.

49

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of bin storage areas for each house shall be submitted to and approved in writing by the Local Planning Authority.

50

The bin storage areas approved at condition 43 shall be provided for each house prior to each house being occupied.

51

Prior to the first occupation of any dwelling hereby approved details confirming the provision of an electric vehicle charging unit in all affordable units and a spur for charging points for all remaining dwellings shall be submitted to and approved in writing by the Local Planning Authority.

52

The electric vehicle charging units/points approved at condition 45 shall be provided for each house prior to each house being occupied.

53

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

- 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.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the approved Travel Plan 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.

54

The Travel Plan approved under condition 52 shall be wholly implemented in accordance with the approved details for the life of the development

55

No development shall commence on each phase of the development (except for the installation of tree protection measures) until a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements
- the hours of construction

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, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the 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 construction works and the manner in which they are undertaken could affect adjacent occupiers.

56

Each phase of the development shall be implemented in accordance with Construction Management Plan (CMP) measures approved for that phase of the development at condition 55.

57

No development shall commence on any dwellings within a phase of the development until noise mitigation measures for those dwellings in that phase to protect the occupiers of the dwellings from road traffic noise in accordance with the Noise Assessment (Wardell Armstrong December 2017 ref NT11928) have been submitted to and approved in writing by the Local Planning Authority.

58

The noise mitigation measures approved under condition 50 shall be provided in accordance with the approved details prior to each dwelling being occupied.

59

No more than 100 dwellinghouses hereby permitted shall be occupied until the final report of the results of the archaeological excavation undertaken on site has been submitted to and approved in writing by the Local Planning Authority.

60

No more than 150 dwellinghouses hereby permitted shall be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

61

No development shall commence until an intrusive site investigation *is* undertaken, and a Phase 2 Risk Assessment report of the findings 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, 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.

62

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 61 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.

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.

63

Prior to commencement of the development hereby permitted, where required, 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 and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

64

The details of remediation measures approved under condition 63 shall be implemented insofar as it related to each individual phase prior to commencement of the development on each phase of the development hereby permitted and maintained for the life of the development.

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.

65

Following completion of the remediation measures approved under condition 63 for each individual phase a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

66

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

67

No development shall commence on each phase of the development (except for the installation of tree protection measures and site investigation) until a detailed scheme of remediation works for shallow coal mining workings in that phase including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of shallow mine workings below the site and to satisfy the Local Planning Authority that the development can be carried out in a safe and stable manner. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations and remediation works once development has started.

68

The scheme of coal mining remediation works on each phase of the development shall be carried out in accordance with the details approved for that phase under condition 67 including the approved timetable of implementation.

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Date of Committee: 13 March 2019

Application Number and Address: DC/17/01376/FUL Land East of Woodside Lane and North of A695	Applicant: Taylor Wimpey
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Proposal:

Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19)

Declarations of Interest:

Name	Nature of Interest
Councillor Chris McHugh	Non-registerable interest

List of speakers and details of any additional information submitted:

Councillor Chris Buckley spoke against the application
Mr Andrew Moss spoke against the application
Mr Aidan Lawson spoke against the application
Mr David Abercrombie (Agent) spoke in favour of the application.

Any additional comments on application/decision:

Authorise the Service Director of Development, Transport and Public Protection to deal with the application at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view to GRANT SUBJECT TO A SECTION 106 AGREEMENT:

2) The agreement shall include the following obligations:

- Affordable housing in perpetuity
- Biodiversity mitigation
- Local workforce commitments
- Provision of a new bus service

3) That the Strategic Director of Corporate Services and Governance be authorised to conclude the agreement.

3) That the Service Director of Development, Transport and Public Protection be

authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1

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

Plan	Reference Number
Masterplan and Phasing Document 2019	Ryton Masterplan Document_1.03.2019 (1)
AA22 Affordable Elevations	AA22/6/PL2
AA22 Affordable Floor Plans	AA22/6/PL1
AA33 Affordable Elevations	AA33/6/PL2
AA33 Affordable Floor Plans	AA33/6/PL3
Garage Floor Plan	GARAGES/PL1
Beauford - Floor Plans	NA21/7/PL1 C
Beauford - Elevations	NA21/7/PL2 B
Manford – Floor plans	NA44/7/PL1 B
Manford – Elevations Character 1	NA44/7/PL3 B
Manford – Elevations Character 2	NA44/7/PL2 B
Braxton – Ground Floor Plan	NB31/CP/01 A
Braxton – Elevations Character 1	NB31/7/PL3 B
Braxton – Elevations Character 2	NB31/7/PL2 A
Braxton – Floor Plans	NB31/7/PL1 B
Elliston – Elevation Character 1	NB41/7/PL3 A
Elliston – Elevation Character 2	NB41/7/PL2 B
Elliston – Floor Plans	NB41/7/PL1 B
Coltham – Elevations Character 1	ND40/7/PL2 A
Coltham – Elevations Character 2	ND40/7/PL3 A
Coltham – Floor Plan	ND40/7/PL1 A
Kingham – Floor Plans	ND42/7/PL1 A
Kingham – Elevations Character 1	ND42/7/PL2 A
Kingham – Elevations Character 2	ND42/7/PL3
Canford – Elevations Character 1	PA25/7/PL2 A
Canford – Elevations Character	PA25/7/PL3

2	
Canford – Floor Plans	PA25/7/PL1 A
Gosford – Elevations Character 1	PA34/7/PL2 A
Gosford – Elevations Character 2	PA34/7/PL3 A
Gosford – Floor Plans	PA34/7/PL1 A
Midford – Elevations Character 1	PA44/7/PL2 A
Midford – Elevations Character 2	PA44/7/PL3
Midford – Floor Plans	PA44/7/PL1 C
Amersham – Elevations Character 1	PD30/7/PL2
Amersham – Elevations Character 2	PD30/7/PL3
Amersham – Floor Plans	PD30/7/PL1
Lavenham – Elevation Character 1	PD51/7/PL2
Lavenham – Elevation Character 2	PD51/7/PL3
Lavenham – Floor Plans	PD51/7/PL1 B
Easedale – Floor Plans	PT36/7/PL1 A
Easedale – Elevation Character 1 (roof 1)	PT36/7/PL2
Easedale – Elevation Character 1 (roof 2)	PT36/7/PL3
Easedale – Elevation Character 2 (roof 1)	PT36/7/PL4
Easedale – Elevation Character 2 (roof 2)	PT36/7/PL5
Site A SW Basin A	QD836 Site A SW Basin A
Site A SW Basin B	QD839 Site A SW Basin B
Site B SW Network	QD839 Site B SW Network
Site A Drainage Strategy	QD839-00-01 Rev B
Site A External Works Sheet 1	QD839-00-02 Rev B
Site A External Works Sheet 2	QD839-00-03 Rev B
Site A External Works Sheet 3	QD839-00-04 Rev B
Site A External Works Sheet 4	QD839-00-05 Rev B
Site A External Works Sheet 5	QD839-00-06 Rev B
Site B Drainage Strategy	QD839-00-07 Rev A
Site B External Works	QD839-00-08 Rev A
Site A – Area A - Storm	QD839 Site A Area A
Site A – Area B – Storm	QD839 Site A Area B

Site B – Storm Network	QD839 Site B Storm
Longsection Sheet 1	QD839-00-09 Rev A
Longsection Sheet 2	QD839-00-10 Rev A
Bus Turning Area Proposed Levels	QD839-00-11
Refuse Tracking Layout Sheet 1	QD839-40-01 Rev A
Refuse Tracking Layout Sheet 2	QD839-40-02 Rev A
Enclosure Details	RYT-SK-30 Rev C
Ryton Enclosure Details 1	RYT-SK-30 Rev B
Ryton Enclosure Details 2	RYT-SK-31 Rev A
Southern Boundary Indicative Sections Rev A	952_02
Indicative Sections Southern Boundary	952_10 Rev A
Management of Existing Hedgerows	952_50 Rev B
Open Space Provisions rev A	952_02
Woodside Lane LVA Rev A	952_ Woodside Lane LVA Rev A
Offsite Mitigation Area – Proposed Works	952_110
Sketch Layout	RYT/SK4-01 Rev D
Landscape Strategy	952_01(Rev B)
Design and Access Statement	HPS_DAS v3

Document	Reference Number
Noise Assessment	NT12153/0005-Rev2
BFL12 Assessment	BFL12_2
Arboricultural Impact Assessment	AE/ARB/1122
Tree Survey and Constraints Plan	ARB/AE/1122
Transport Assessment Addendum	A078337 & A089225-2 v2
Sustainability Statement	TW
Flood Risk Assessment and Drainage Strategy	QD836 Rev B
Revised Interim Travel Plan	A089225-2 v2
Geoenvironmental Appraisal	C6194A
Bat Survey	3920 TW Bats 2017 R03
Ecological Impact Assessment	3920 TW ECIA 2017 R04
Great Crested Newt Survey	3920 TW GCN 2017 R04
Hydrogeological Risk Assessment	C6194A
Geotechnical Review	70035931 Date: June 2017

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

Unless otherwise approved in writing by the Local Planning Authority, the phasing of the development shall take place in accordance with 'Phasing and Infrastructure Delivery' plan set out within Section 7 of the approved "Masterplan and Phasing Document 2019" (the 'Phasing Plan'). For the avoidance of doubt, development shall proceed in the order of Phase 1 first, Phase 2 second, Phase 3 third and Phase 4 last.

No dwellings hereby permitted shall be commenced in any successive Phase until 75% of dwellings on the previous Phase are substantially complete and all (on site) infrastructure identified by the Phasing Plan is substantially complete.

4

Notwithstanding the submitted plans, no dwelling shall be occupied on each phase of the development, until a fully detailed scheme for the soft landscaping for that phase of the development of the site and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of landscaping, ground preparation and planting plans noting the species, plant sizes, planting densities for all new planting, gapping up/planting of hedgerows and a scheme of maintenance of the landscaping (for a period of five years following planting).

5

The landscaping and hedgerow planting/gapping up details scheme shall be implemented in accordance with the details and timings approved at condition 4.

6

The approved soft landscaping and hedge maintenance schemes shall be maintained in accordance with the details approved under condition 4.

7

No development shall commence on each phase of the development until a scheme for the protection of the retained trees and hedges that are to be retained on that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the trees/hedges to be retained and the location and specification of the protective fencing to be used.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

8

The tree protective fencing for each phase of the development approved at condition 7 must be installed prior to the commencement of development for that phase and thereafter retained intact for the full duration of the construction works on that phase of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

9

No development shall commence on each phase of the development (except for the site set up, site hoardings, installation of tree protection measures, site investigations and remediation works) until a detailed drainage scheme for that phase including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Detailed final drawings of the drainage network showing clearly numbered pipes, falls, diameters, invert and cover levels that correspond with the submitted drainage model. Show connection of all SuDS features and final details of connections to existing off site sewers.
- Cross section through swale behind Plot 119 showing relationship to houses; rear gardens; hedge and RPA; wagonway; and maintenance access. Cross section between Plots 84 and 46 showing relationship of swale and swale crossing to drives, houses and hedgerow.
- Detail of all inlet and outlet features including landscape treatment, to demonstrate appropriateness for residential setting.
- Final detail of detention basins, showing detail of local variation of slope and form following landscape design. Include detail of any lining, soil depths, and low flow channel. Show water levels at 1:1, 1:30 and 1:100 (plus cc).
- Detail of all other SuDS features, flow controls and treatment devices.
- Landscape details for SuDS features including detailed planting plans, soiling.
- Detailed results from exceedance flow analysis to be presented to demonstrate no off site risk from exceedance flows.
- All necessary consents required for off-site works.
- Confirmation of adoption arrangements and parties responsible for all drainage features.
- A SuDS Health and Safety Assessment where appropriate consideration and management of any health and safety issues relating to the SuDS system is required.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

10

Each phase of the development shall be implemented in accordance with the drainage

scheme for that phase of the development and the timetable for implementation approved at condition 9.

11

No drainage shall be constructed on each phase of the development until a Drainage Construction Method Statement (DCMS) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.
- Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, permeable surfaces, erosion prevention, pollution control, and de-silting prior to completion of works.

12

Each phase of the development shall be implemented in accordance with the Drainage Construction Method Statement for that phase of the development approved at condition 11.

13

Prior to each phase of the development being brought into use a Drainage Management Plan for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

14

The drainage scheme provided for each phase of the development shall be managed and maintained in accordance with the Drainage Management Plan approved at condition 13.

15

No development (including any groundworks or site clearance) shall commence on each phase of the development until an Ecology Method Statement (EMS) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

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

- d) measures to avoid adverse impacts on retained ecological habitats and features during the site clearance and construction phases of the development
- e) measures to minimise the residual risk of harm to individual species during the site clearance and construction phases of the development
- f) measures to ensure local populations of protected and/or priority species are maintained at, or above, their current status.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance 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 and construction works and the manner in which they are undertaken could harm existing ecology on the site.

16

The ecology method statement approved at condition 15 shall be provided for each phase of the development in accordance with the approved details and the approved timetable for implementation and retention.

17

No external lighting shall be provided on each phase of the development until an external lighting strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- d) identify those areas/features on site that are particularly sensitive for biodiversity, including bats
- e) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places and
- f) identify those areas of highway (including footpaths) which are intended to be adopted.

18

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 17.

19

The dwellings hereby approved shall not progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

20

The development hereby approved shall be undertaken in accordance with the materials schedule and Elevational Treatment Plan approved at condition 19.

21

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) for each phase of the development has been submitted to and subsequently approved in writing by the Local Planning Authority.

22

All hard landscaping shall be completed in full accordance with the details approved at Condition 21 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

23

No boundary treatments shall be provided within each phase of the development until a timetable for implementation for each development phase has been submitted to and subsequently approved in writing by the LPA.

24

All boundary treatments at the site shall be installed in accordance with approved plan RYT/SK4-01 within the timescales approved at condition 23.

25

Notwithstanding the submitted details no development shall commence on the new site access onto Woodside Lane until a revised access scheme has been submitted to and approved in writing by the Local Planning Authority.

26

The site access approved at condition 25 shall be provided in accordance with the approved details prior to the first house being occupied.

27

Notwithstanding the submitted details no dwellings hereby permitted shall be occupied until the final details and locations of all bus stops within the site and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

28

All bus stops shall be installed at the locations, in accordance with the details and timescale approved at condition 27.

29

Notwithstanding the submitted details no dwellings hereby permitted shall be commenced within phase 2 until the final details of bus turning facility on Woodside Lane have been submitted to and approved in writing by the Local Planning Authority.

30

The bus turning facility on Woodside Lane shall be provided in accordance with the details approved at condition 29 prior to the occupation of the 30th dwelling house hereby permitted.

31

Notwithstanding the submitted details, no development (except for the site set up, site hoardings, installation of tree protection measures, site investigations and remediation works) shall commence until the details of a continuous vehicular link-road within the site between Woodside Lane and the boundary with East Ryton (285) as identified within Section 1 of the approved "Masterplan and Phasing Document" to facilitate, vehicular, pedestrian and cyclist access shall be submitted to and approved in writing by the LPA.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the proposed link road is deliverable up to the site boundary and would provide a continuous link from Woodside Lane to the boundary with 285. This information is

fundamental to the development and requires approval prior to development starting on the site.

32

The vehicular link-road approved at condition 31 shall be implemented in accordance with the approved details and made available for the use by all vehicles (including buses and construction), pedestrians and cyclists before the occupation of any dwellinghouse within phase 3. Thereafter the road shall remain open for use for vehicles, pedestrians and cycles to access 285 at all times. No barriers or other physical impediments to the use of this road by vehicles, pedestrians and cyclists to access to 285 shall be put in place without the prior written consent of the Local Planning Authority.

33

Notwithstanding the submitted details, prior to the commencement of development (except for the site set up, site hoardings, installation of tree protection measures, site investigations and remediation works) details of a traffic calming scheme for the housing layout to maintain a self-enforcing 20 MPH zone and a timetable for its delivery shall be submitted to and approved in writing by the Local Planning Authority.

34

The traffic calming measures approved at condition 33 shall be provided in accordance with the approved details and approved timetable for delivery.

35

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house to include details of the locking mechanism and anchor point to be located in each garage or shed to Secured by Design standards shall be submitted to and approved in writing by the Local Planning Authority.

36

The cycle storage provision approved at condition 35 shall be provided for each house prior to each house being occupied.

37

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of visitor parking within the site shall be submitted to and approved in writing by the Local Planning Authority.

38

The visitor approved at condition 37 shall be provided prior to the completion of each phase of the development.

39

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of bin storage areas for each house within private shared drives shall be submitted to and approved in writing by the Local Planning Authority.

40

The bin storage areas approved at condition 39 shall be provided for each house prior to each house being occupied.

41

Prior to the first occupation of any dwelling hereby approved details confirming the provision of an electric vehicle charging unit in all affordable units and a spur for charging points for all remaining dwellings shall be submitted to and approved in writing by the Local Planning Authority.

42

The electric vehicle charging units/points approved at condition 41 shall be provided for each house prior to each house being occupied.

43

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

- 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.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the approved Travel Plan 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.

44

The Travel Plan approved under condition 43 shall be wholly implemented in accordance with the approved details for the life of the development

45

No development shall commence on each phase of the development (except for the installation of tree protection measures) until a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements
- the hours of construction

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, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the 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 construction works and the manner in which they are undertaken could affect adjacent occupiers.

46

Each phase of the development shall be implemented in accordance with Construction Management Plan (CMP) measures approved for that phase of the development at condition 45.

47

No development shall commence on any dwellings within a phase of the development until noise mitigation measures for those dwellings in that phase to protect the occupiers of the dwellings from road traffic noise in accordance with the Noise Assessment (Wardell Armstrong (NT12153 September 2018)) have been submitted to and approved in writing by the Local Planning Authority.

48

The noise mitigation measures approved under condition 47 shall be provided in accordance with the approved details prior to each dwelling being occupied.

49

No development shall commence until an intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report of the findings 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, 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.

The site investigation and Phase 2 report should also include, where applicable, permeability tests and an assessment of potential contamination issues in relation to any proposed / required SUDS features.

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.

50

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 49 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.

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.

51

Prior to commencement of the development hereby permitted, where required, 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 and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

52

The details of remediation measures approved under condition 51 shall be implemented insofar as it related to each individual phase prior to commencement of the development on each phase of the development hereby permitted and maintained for the life of the development.

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.

53

Following completion of the remediation measures approved under condition 52 for each individual phase a verification report that demonstrates the effectiveness of the

remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

54

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

55

No development shall commence until a scheme for intrusive site investigations in order to establish the location of mine entries, the opencast high wall and shallow mine workings has been submitted to and approved in writing by the LPA.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of workings below the site and to satisfy the Local Planning Authority that the development can be carried out in a safe and stable manner. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations and remediation works once development has started.

56

No development shall commence until the intrusive site investigations approved at condition 55 have been undertaken in full.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of workings below the site and to satisfy the Local Planning Authority that the development can be carried out in a safe and stable manner. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations and remediation works once development has started.

57

No development shall commence on each phase of the development (except for the installation of tree protection measures and site investigation) until a detailed scheme of remediation works for shallow coal mining workings and mine entries in that phase including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of shallow mine workings below the site and to satisfy the Local Planning Authority that the development can be carried out in a safe and stable manner. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations and remediation works once development has started.

58

The scheme of coal mining remediation works on each phase of the development shall be carried out in accordance with the details approved for that phase under condition 57 including the approved timetable of implementation.

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Date of Committee: 13 March 2019

Application Number and Address: DC/16/00698/OUT Former Wardley Colliery Wardley Lane Gateshead NE10 8AA	Applicant: Persimmon Homes
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Proposal:

Outline application for no more than 144 new residential dwellings (C3 use) with associated new highway 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)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Any additional comments on application/decision:

To GRANT permission and subject to the following conditions and a SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

- A Welcome Pack containing a 2 x £50 preloaded POP cards per dwelling
- 5% Affordable housing
- Local Workforce Commitments
- Contribution of £1,500 to Archaeological Interpretation Boards
- Contribution of £30,000 for Ecological Management of the Proposed Wardley Manor Country Park

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

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1. The development hereby permitted in outline shall not be carried out other than in substantial accordance with the plan(s) accompanying the application as listed below:
 - i. Access Parameter Plan received 9 Feb 2018
 - ii. 114570 1001 Rev A In Principle Highway Arrangement received 9 Feb 2018
 - iii. Maximum Building Heights Parameter Plan received 9 Feb 2018
 - iv. Land Use Parameter Plan received 9 Feb 2018
 - v. Landscape Parameter Plan received 9 Feb 2018

and with such further details of the development that shall be submitted to 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
- (5) access

2. The application(s) for approval of the reserved matters referred to in condition 1 above shall be made to the Local Planning Authority within 3 years of the date of this permission.
3. The development to which this permission relates shall be begun not later than two years from the approval of the reserved matters referred to in condition 1 above.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)
4. The submission of Reserved Matters and the implementation of the development hereby permitted shall be carried out in substantial accordance with the principles described and illustrated in the Design and Access Statement July 2016.
5. Notwithstanding the information submitted and avoiding duplication with any activities and mitigation subject to licencing; a Biodiversity Method Statement covering:
 - a) the protection of habitats/ecological features to be retained on and off site
 - b) protected and priority species including, but not limited to: bats, breeding birds and dingy skipper butterfly;
 - c) invasive non-native species and;
 - d) the timescale for its implementation

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The content of the method statement shall include details of measures to be implemented to avoid/minimise the residual risk of harm to individual species during the construction and operations of the development; and to ensure, where possible, local populations are maintained at or above their current levels.

Reason for pre- commencement condition

The proposed Biodiversity Method Statement must demonstrate that the design will ensure habitats and ecological features are retained and protected and priority species will be protected before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

6. The Biodiversity Method Statement approved under condition 5 shall be implemented in full and in accordance with the approved timescale and shall be retained thereafter for the life of the development.

7. The development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) shall not be commenced until an updated Flood Risk Assessment in accordance with NPPG and local policy requirements has been submitted for approval to the Local Planning Authority. This should consider the impact of climate change. It shall include a detailed hydrogeological assessment which shall consider the current and future risks of groundwater and mine water flooding, the risk of the drainage and SuDS mobilising pollutants, and the impact upon the Coal Authority's infrastructure and mine water pathways, e.g. fractures, shafts, workings, boreholes.

Reason for pre commencement condition

The updated FRA must demonstrate that there are no risks of current and future risks of groundwater and mine water flooding

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.

8. No development shall commence on the development hereby permitted until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a) an asbestos survey and mitigation measures for disposal of asbestos;
- b) construction haul routes
- c) a dust management plan
- d) a noise management plan
- e) pollution prevention measures
- f) contractor parking
- g) details of delivery arrangements including hours and routing

- h) measures to limit and manage transfer of debris on to the highway
- i) a drainage construction method statement containing:

- 1) Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place.
- 2) Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, permeable surfaces, erosion prevention, pollution control, and de-silting prior to completion of works.

Reason for pre commencement condition

The proposed CMP must demonstrate that the construction operations will not harm residential amenities, highway safety, the drainage network or watercourses before the development commences.

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.

9. The development hereby permitted shall be implemented wholly in accordance with Demolition and Construction Management Plan (DCMP) measures approved at condition 8.
10. No development or any other operations shall commence on the development until a scheme for the protection of the existing trees and hedges that are to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the trees/hedges to be retained and the location and specification of the protective fencing to be used.

Reason for pre commencement condition

The proposed tree protection measures must demonstrate that the construction operations will not fall within root protection areas of existing trees and hedges that would result in harm to trees that are to be retained before the development commences.

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.

11. The tree protective fencing for the development approved at condition 10 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason for pre commencement condition

To ensure the approved tree protection measures are installed prior to commencement of the development hereby permitted and retained for the duration of the construction to prevent harm to trees that are to be retained.

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.

12. All vegetation and site clearance work, including demolition of the buildings, will be undertaken outside the breeding bird season (March to August inclusive) or following the inspection by a suitably qualified ecologist who has declared the area free of birds nesting activity. Any works happening during the breeding season must be first reported to the Local Planning Authority prior to the commencement of works on site.
13. No development approved by this Planning Permission shall be commenced until further site investigations (based on the findings of the Patrick Parsons Phase 2 Preliminary Ground Investigations report prepared by Simon Jones and dated November 2012) are undertaken and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of trial pits, and boreholes, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design. A suitable suite of chemical soil analysis should be undertaken on soil samples and should include asbestos analysis (presence, type and quantity). The investigation should delineate the extent of asbestos previously identified on site.

Further investigation is required into the main body of the perimeter mound to assess the potential risk of combustion of materials in the mound, the extent of any existing capping to the mound and to assess the potential 'spread of fire' risk to the adjacent proposed development.

The site investigation and Phase 2 Risk Assessment report shall include a summary of the findings of the Patrick Parsons Preliminary Site Investigation and shall identify potential contamination, 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 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. Ground gas monitoring shall be undertaken at the site and a Gas Risk Assessment report produced and submitted to the Local Planning Authority with recommendations for ground gas mitigation measures.

Reason for pre commencement condition

To ensure that contamination and remediation measures are identified prior to commencement of the development hereby permitted to ensure risks to future users of the land are minimised.

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.

14. The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment

Report approved by the Local Planning Authority under condition 13 shall be implemented prior to commencement of the development hereby permitted.

Reason for pre commencement condition

To ensure risks to future users of the land are minimised.

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.

15. Prior to commencement of the development hereby permitted, 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 and historical environment must be prepared and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and proposed validation strategy. 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 / garden areas.

Reason for pre commencement condition

To ensure risks to future users of the land are minimised.

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.

16. The details of remediation measures approved under condition 15 shall be implemented prior to commencement of the development hereby permitted 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.

Reason for pre commencement condition

To ensure risks to future users of the land are minimised.

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. Following completion of the remediation measures approved under condition 15 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted

18. During development works, any contaminated material observed during excavation of the

existing ground should be screened and removed. If any areas of contaminated ground, that had not previously been identified, are encountered during development works, then operations should cease in that area, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

19. Prior to the commencement of the development hereby permitted, details of remediation measures to remove risks associated with coal mining legacy in the development area shall be submitted to and approved in writing by the Local Planning Authority.

Reason for pre commencement condition

To ensure risks to future users of the land are minimised.

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.

20. The remediation measures approved under condition 19 shall be implemented wholly in accordance with the approved scheme prior to the commencement of the development hereby permitted.

Reason for Pre commencement condition

To ensure risks to future users of the land are minimised.

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.

21. The development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) shall not be commenced until a detailed drainage strategy and assessment. The assessment shall be in full accordance with the Gateshead Council Interim Surface Water (SuDS) Guidelines for New Development and shall include all relevant information set out in the guidelines, plus:

- a. Demonstration of conformity to the discharge hierarchy including confirmation of the surface water discharge route. If discharge is via the watercourse, a condition survey and ecological survey of the existing watercourse up to the point where it passes beneath the railway line will be required, plus agreement with Gateshead and South Tyneside Lead Local Flood Authorities, and Northumbrian Water.
- b. Demonstration of conformity to national and local SuDS and flood risk policy and DEFRA Non-Statutory Technical Standards for SuDS.
- c. Water quality assessment to ensure no adverse impact upon ground and surface water quality during construction and for the lifetime of the development. This shall include detailed evidence of how the SuDS system will provide treatment to surface water runoff in accordance with all relevant planning policy.

Reason for pre commencement condition

To demonstrate that the SuDS scheme will prevent the risk of flooding prior to commencement of the construction of the SuDS scheme.

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.

22. The details of SuDS measures approved under condition 21 shall be implemented wholly in accordance with the approved details prior to first occupation of any of the dwellings of the development hereby permitted in accordance with the approved details and retained thereafter for the life of the development.

23. Prior to the development hereby permitted commencing a drainage maintenance and maintenance plan in perpetuity, in full accordance with the Gateshead Council Interim Surface Water (SuDS) Guidelines for New Development, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for pre commencement condition

To demonstrate that the SuDS scheme will be maintained to prevent the risk of flooding prior to commencement of the construction of the SuDS scheme.

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.

24. The details approved under condition 23 shall be substantially implemented prior to first occupation of any of the dwellings hereby permitted in accordance with the approved details and retained thereafter for the life of the development

25. Prior to commencement of the development any development of SuDS must be subject to a Drainage Construction Method Statement, and SuDS Health and Safety Risk Assessment in accordance with the CIRIA SuDS Manual (C753) that shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for pre commencement condition

To demonstrate that the SuDS scheme will be maintained to prevent the risk of flooding prior to commencement of the construction of the SuDS scheme.

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.

26. The details approved under condition 25 shall be wholly adhered to for the duration of the construction of the drainage approved under condition 21 and retained thereafter for the life of the development

27. Unless otherwise approved in writing by the Local Planning Authority, all external works,

demolition and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between:

07:00 hours to allow deliveries to come off the main highway;
07:30 hours construction start on site;

and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

28. As part of any reserved matters submission, pursuant to condition 1 above, the details of the relevant off-site highway works, including, the new access road, junction with Shields Road, works to the railway bridge, and improvements to the existing lane shall be included. The submitted details shall include a timescale for their implementation.
29. As part of any reserved matters made pursuant to condition 1 above, full details shall be submitted for the consideration and written approval of the Local Planning Authority of the retained landscaped bund running along the southern part of the development site, such details to include existing and retained bund heights, details of any remediation requirements and landscape management proposals for ecological purposes. The details shall demonstrate that no part of the bund is to be included in any areas of private gardens or as publicly accessible open space. The approved details shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter.
30. No development shall commence on the development hereby permitted until details of the existing and proposed site levels, and any retaining features required, has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre commencement condition

The proposed finished ground levels must demonstrate that the design will ensure no harm to visual or residential amenity.

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.

31. The details approved under condition 30 shall be implemented wholly in accordance with the approved details and retained thereafter
32. As part of any reserved matters made pursuant to condition 1 above, full details shall be submitted for the consideration and written approval of the Local Planning Authority of the layout, such details to demonstrate that the development can achieve a self enforcing 20mph zone. The details shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter.
33. Each driveway shall have a minimum visibility splay of 2m x 2m with no obstruction above 600mm
34. No dwelling hereby permitted shall be first occupied until final details of the cycle parking

provision for each dwelling is submitted to and approved in writing by the Local Planning Authority.

35. The cycle parking facilities approved at condition 34 shall be provided in accordance with the approved details prior to the relevant dwelling being first occupied and be retained thereafter.
36. Prior to the construction of any dwelling, hereby permitted, above damp proof course details of external materials to be used on that dwelling shall be submitted to and approved in writing by the Local Planning Authority.
37. The materials approved under condition 36 shall be implemented wholly in accordance with the approved details and retained for the life of the development unless otherwise approved in writing by the Local Planning Authority.
38. Prior to the development hereby permitted progressing above damp proof course details of electric vehicle charging points for each of the affordable units shall be submitted for the consideration and written approval of the Local Planning Authority. For all other units, a spur shall be provided to allow future installation of charging equipment.
39. The electric vehicle charging points approved at condition 38 shall be provided for each given house in accordance with the approved details prior to the first occupation of that dwelling and be retained thereafter.
40. Prior to first occupation of any dwelling of the development hereby permitted, final details of the design of the play areas and play equipment and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority.
41. The play equipment approved under condition 40 shall be installed wholly in accordance with the approved details and timetable.
42. Prior to first occupation of the development hereby permitted, a lighting strategy for biodiversity for the proposed development site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for biodiversity, including bats; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places.
43. The external lighting details approved under condition 42, shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.
44. In the event the development hereby permitted is not commenced on site within 2 years of

the date of this permission, an updating ecological survey, assessment and mitigation report (scope and method to be agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved mitigation measures detailed within the approved and updated ecological survey, assessment and mitigation report shall be implemented in full and retained for the life of the development

45. No dwelling hereby approved shall be occupied until the submission of a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The Final Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- a) Reduction in car usage and increased use of public transport, walking and cycling;
- b) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;

Evidence of the travel plan's 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.

46. Notwithstanding the provisions of article 3 and classes A, B, C, D and E of Part 1 and Class A of Part 2 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the permitted development rights for all properties hereby approved are removed.

47. Prior to the first occupation of the development hereby permitted, full details of the revised bus stop, as detailed in the Transport Assessment, shall first be submitted to and approved in writing with the Local Planning Authority in consultation with Nexus. Thereafter the work shall be undertaken in full accordance with the approved details prior to the occupation of the 50th dwelling on site.

48. Prior to the commencement of the development hereby approved, full details of a minimum 3m wide shared use pedestrian and cycle route on Wardley Lane between the site access and Manor Gardens (including any necessary works to bridge) along with a timetable for its implementation, shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with the approved details and timetable.

49. No demolition/development shall take place until a programme of archaeological building recording has been completed on the 1950s Fan House, in accordance with a specification provided by the Local Planning Authority. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place.

Reason for pre commencement condition

The programme of archaeological building recording must ensure that any archaeological remains on the site are recorded before the development commences.

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.

50. No ground works or development shall commence on the site until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

Reason for pre commencement condition

The programme of archaeological fieldwork must ensure that any archaeological remains on the site can be preserved wherever possible and recorded before the development commences.

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.

51. No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks during the removal of contaminated land in the south-east corner of the site to prevent damage to archaeology during remediation in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

Reason for pre commencement condition

The archaeological fieldwork investigation is to ensure that any archaeological remains on the site can be preserved wherever possible and recorded before the development commences.

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.

52. The development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) shall not be commenced until a programme of archaeological excavation has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

53. No dwellings shall be occupied until the final report of the results of the archaeological fieldwork undertaken in pursuance of conditions 50 and 52 has been submitted to and approved in writing by the Local Planning Authority.

54. No dwellings shall be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

55. The dwellings shall not be occupied until the intended locations and design of the interpretation boards, which assist in the understanding and appreciation of The Bowes Railway and Wardley Moated Site, have been submitted to and approved in writing by the

Local Planning Authority. The interpretation boards shall be installed in the approved locations prior to the occupation of the 50th dwelling hereby approved.

Date of Committee: 13 March 2019

Application Number and Address:

DC/18/01036/FUL
Woodmans Arms
Fellside Road
Whickham
NE16 5BB

Applicant:

Moorgate Bars Ltd

Proposal:

Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (revised application) (amended 10/01/19 and additional information received 14/01/19).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

No additional information submitted.

Any additional comments on application/decision:

The Committee were minded to GRANT the application against the officer recommendation, on the basis that very special circumstances existed to clearly outweigh the harm to the Green Belt by reason of inappropriateness. The very special circumstances were that the scheme would improve the site and increase employment opportunities in the area.

The decision was subject to a delegation to officers to develop and recommend appropriate planning conditions.

Date of Committee: 13 March 2019

Application Number and Address:

DC/18/01107/FUL
The Chopwell
Derwent Street
Chopwell
NE17 7AA

Applicant:

Excell Property Developments Ltd

Proposal:

Change of use from public house to ten assisted living units (use class C3 dwellings) (revised) (Description amended 07.02.2019) (amended plans received 18.01.2019, 07.02.2019 and 04.03.19 and additional information received 04.03.19)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Councillor Michael McNestry spoke against the application as ward member for Chopwell and Rowlands Gill ward.

Councillor Michael McNestry also read out representations on behalf of residents who were unable to attend.

Reason for Minor Update

Further representations made

Further to representations reported in the main report. Councillor Dave Bradford has objected to the application

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below

3141_C-00 rev A

3141_C-01

3141_C-02 rev B
3141_C-03 rev A
3141_C04 rev E
3141_C-05 rev B
3141_C-06 rev B

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

Notwithstanding the approved plans, the new entrance gate on the northern elevation shall not be installed until final details of the gate have been submitted to and approved in writing by the local planning authority.

4

The new entrance gate on the northern elevation shall be installed in full accordance with the details approved under condition 3.

5

The new window on the western elevation and the new window on the northern elevation shall be installed before the dwellings are occupied and shall be of similar appearance to the materials used in the existing building.

All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the respective dwellings hereby approved and retained as such for the lifetime of the development.

6

The dwellings hereby approved shall not be occupied until final details of secure and weatherproof cycle storage for residents have been submitted to and approved in writing by the local planning authority.

7

The details approved under condition 6 shall be implemented before the dwellings are occupied and retained in accordance with the approved details for the lifetime of the development.

8

The dwellings hereby approved shall not be occupied until the lighting scheme as shown on drawing 3141/C-02 rev B has been implemented in full accordance with the submitted details.

Date of Committee: 13 March 2019

Application Number and Address:

DC/18/01154/FUL
83 Whaggs Lane
Whickham
NE16 4PQ

Applicant:

Mr Chris Hannant

Proposal:

Construction of single storey building to rear garden and change of use from dwellinghouse (C3 Use) to a mixed use of dwellinghouse and yoga studio (sui generis) (retrospective) (description amended 12.03.19)

Declarations of Interest:

Name

Nature of Interest

Councillor Susan Craig

Non-registerable interest

List of speakers and details of any additional information submitted:

Laura Dixon spoke on behalf of local residents against the application.

Debbie Hannant spoke in favour of the application on behalf of the applicant

Any additional comments on application/decision:

Reason for Minor Update

Amended description and further representations received

The description of the development proposed has been amended from:

“Use of building in rear garden as Gym D2 (retrospective)”

To:

“Construction of single storey building in rear garden and change of use from dwellinghouse (C3 Use) to a mixed use of dwellinghouse and yoga studio (sui generis) (retrospective)”

This amended description better reflects the development proposed. The assessment and recommendation to Members, as set out in the main officer report, is not altered as a result of this amended description.

Additionally, further representations have been received on behalf of residents, commenting on the conditions recommended to be imposed in the main officer report.

- Residents find noise disturbance after 8pm unacceptable;
- The condition restricting the number of sessions each day would allow for an increase in sessions that the current situation, which would have a significant impact on the site and area, and if four classes are permitted on weekdays the length of classes should be restricted;
- There should only be two classes allowed on Saturdays, Sundays, Bank Holidays;
- Specific details relating to background noise levels when the yoga studio is not operating should be required by the noise management plan (under recommendation condition 7);
- Requested to impose condition requiring classes to only operate within the building itself and not within the rear lawn of 83 Whaggs Lane;
- The evidence required to support a commercial use in this location has not been provided or assessed.

it is considered that the conditions recommended in the main officer report would allow for an appropriate level of residential amenity at neighbouring properties.

Condition 6 is recommended to restrict the number of sessions in the yoga studio to four on any day. As in the main officer report, this is to ensure that the level of movement through the garden would not result in an unacceptable level of disturbance or perceived loss of privacy and/or security at neighbouring properties. It is considered that it would not be necessary to restrict the length of sessions as the recommended conditions would ensure appropriate levels of noise and movements that would not have an unacceptable impact on residential amenity.

Additionally, it is considered that it would not be reasonable or necessary to restrict the number of sessions on a weekend and Bank Holiday further than weekdays.

The details of the noise management plan would be considered by the local planning authority.

Condition 3 is recommended in the main officer report to require that sessions associated with the operation of the yoga studio part of the mixed use be restricted to the single storey garden building only (i.e. not any other land, such as the garden lawn)

Furthermore, the principle of the proposed use is assessed in paragraph 5.2 – 5.8 of the main officer report.

Any additional comments on application/decision:

The application was deferred for a site visit.

Date of Committee: 13 March 2019

Application Number and Address:

DC/18/01257/COU
Unit 2
Beat N'Track Café
Former Co-op Buildings
Hookergate Lane
Rowlands Gill

Applicant:

Moxie Catering Ltd

Proposal:

Change of use from shop (use class A1) to café (use class A3) including replacement of kitchen canopy.

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Any additional comments on application/decision:

Reason for Minor Update

Additional information received

Additional information in the form of a proposed noise management plan and details of proposed extraction/ventilation equipment have been received. However, officers consider that the information submitted would not satisfy the requirements of the relevant recommended conditions (conditions 5 and 7). Therefore, it is considered that these conditions are still necessary and no changes are recommended to the conditions in the main officer report.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary:

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

'Streetwise' Location Plan received 'A Beat n Track Café' received 17.12.2018
Floor plans received 17.12.2018
Rear Elevation received 17.12.2018

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

The use hereby approved shall only be open to the public between 08:00 and 22:00 on any day.

4

Deliveries to the site and external emptying of any bins associated with the use hereby approved shall be restricted to between 08:00 and 21:00 on any day.

5

No amplified sound system or similar equipment associated with the use hereby approved shall be used on site until a noise management plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority.

6

The details approved under condition 5 shall be implemented and maintained in accordance with the details and timescales approved and retained as such for the lifetime of the development.

7

Notwithstanding the approved plans, no new ventilation/extraction equipment at the premises associated with the use hereby approved shall be installed until final details of the equipment (including specific details on the filters/odour mitigation, noise details for the fan and measures for maintenance) have been submitted to and approved in writing by the local planning authority.

8

The details approved under condition 7 shall be implemented and maintained in accordance with the details approved and retained as such for the lifetime of the development.

Date of Committee: 13 March 2019

Application Number and Address:

DC/19/00055/COU
Intu Metrocentre
Units 1.134 – 1.137 and 9C
Upper Qube and Cameron Walk

Applicant:

The Metrocentre Partnership

Proposal:

Change of use of restaurant (Class A3), retail (Class A1), floorspace and circulation space to leisure use (Class D2)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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 –

Location Plan	N181442-D09-004
Ground Floor Site Plan	N181442-A01-011
First Floor Site Plan	N181442-A01-012
Proposed Ground Floor Plan	N181442-A02-001
Proposed First Floor Plan	N181442-A02-002

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.

TITLE OF REPORT: Planning Obligations

REPORT OF: Anneliese Hutchinson, Service Director, Development,
Transport and Public Protection

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 meeting there have been **no** new planning obligations.
4. Since the last Committee there have been **no** new payments received in respect of planning obligations.
5. 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

6. 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
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.	Not 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	Not Commenced EXPIRES 18.01.2022
31/10/2018	DC/18/00704/FUL	WHISS - Whickham South And Sunnside	Land West Of Pennyfine Road Sunnside 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 for £30,700.00 (1st Biodiversity payment)

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	Not Commenced EXPIRES 20.07.2021
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/15/01041/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 EXPIRES 20.12.2019
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	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 EXPIRES 04.11.2019

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 that occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 The £150,000.00 has to be paid by the 03/07/2019
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 EXPIRES 06.05.2018
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	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 Sunnside	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) 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 varation 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	WHISS - Whickham South And Sunnside	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 contirbution 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 Spenn	Land To Rear Of Spenn And District Social Club, Cooperative Terrace, High Spenn	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 KEPHIR 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 KEPHIR 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 susidy 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 Sunstainable 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 Sunnside	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	WHISS - Whickham South And Sunnside	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 Beggarswood 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	Superseded 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 Sunnside	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 classC3).(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 maintainance 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
21/12/2007	DC/07/00807/COU	LAMES - Lamesley	D.P. FURNITURE EXPRESS O201 Kingsway South Team Valley	Change of use from use class B2 to use class B8 to allow trade warehouse/warehouse, storage and distribution along with external alterations to unit.	£15,000 Sustainable transport contribution - paid 21 dec 2007	Paid 21/12/2007
30/11/2007	DC/07/01516/FUL	LAMES - Lamesley	Carpet Right Unit 6 Team Valley Retail Park Team Valley	Construction of 715 metre squared mezzanine floor to provide additional retail floorspace, together with new service doors in the rear elevation and a new fire door in the side elevation.	Sustainable Transport - £17,875.00 based on £25 per m2	Unilateral Undertaking signed 31.March 08
22/11/2007	DC/07/00407/FUL	BLAYD - Blaydon	Clavering House Axwell Park Blaydon On Tyne Tyne And Wear NE21 6RN	Variation of condition 1 of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and re-siting of the access into rear of dwelling	To ensure the proper completion of the restoration project of Axwell Hall On the signing of the agreement. Agreement on going - 14.01.2011.E-mailed sue to continue monitoring	Ongoing Monitoring

05/11/2007	DC/07/01179/FUL (DC/08/00133/FUL	LOBBEN - Lobley Hill And Bensham	Vacant Factory/Warehouse Former Dunlop Hydraulic , J209 Earlsway	Variation of cond 1 (to vary site layout) and cond 9 (to vary finished floor levels) to Planning Application DC/06/00237/FUL to erect 15 units for B1, B2, B8 purposes with associated car parking.	Sustainable Transport contribution. Each unit at a rate of £7.50 per m2 for units 2-11 and £3.75 per m2 for units 1 and 12-15.	24.06.09 Paid
29/10/2007	DC/03/01627/FUL	LAMES - Lamesley	Tyne & Wear Pallets, Lamesley Sawmill, Smithy Lane, Lamesley, Tyne And Wear, NE11 0EX	Demolition of existing building (929 square metres) and construction of new building (899 square metres) with	No Monies due - height of pallets to be kept to 6m maximum	No Monies due
15/10/2007	DC/06/01857/FUL	WHISS - Whickham South And Sunnside	B.P. Express, Fellside Road, Whickham	Removal of existing filling station and erection of 18 x 2 bed flats with associated car parking.	£20,000.00 Off Site Play Contribution and affordable housing (2 units)	Paid 09.03.2010
24/08/2007	DC/07/00988/FUL	CCG - Crawcrook And Greenside	Land Adjacent To, 2 Conifer Court, Lead Road, Greenside, Ryton, Tyne And Wear	Erection of two-storey detached dwelling in garden area to side.	a contribution for £2530.08 for play space and £527.04 for open space	09.02.10 Paid Money spent at Greenside skate park by LES
25/07/2007	DC/07/00690/COU - DC/07/00699/COU	WHINOR - Whickham North	Yellow Quadrant Metrocentre Gateshead Tyne And Wear	Change of use of Metroland indoor theme park (sui generis), and mall area to cinema (use class D2) with ancillary	To secure:(i) A shuttle bus subsidy of 50,000 (£25,000 for each permission)(ii) a MetroCentre Travel Plan Coordinator of £80,000 (£40,000) for each permission(iii) Signage Improvements of £70,000 (payable on the implementation of either permission(iv)	Paid 10/01/2013
11/05/2007	DC/05/00596/FUL and DC/06/00300/FUL	BRIDG - Bridges	Former Kelvin Works Site, South Shore Road, Gateshead	Erection of two nine-storey office blocks with two-storey car park and adjacent works including walling, landscaping and amenity open space	Variation agreement - To Pay the Sum of £235.665 for Sustainable Transport, The Sum of £1500 to undertake road marking works on south shore road and £1000 contribution towards parking control works	Not paid
03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm, Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	9 two storey dwellings and detached garages	To Pay £19,942.38 for the laying out and equipping of an equipped off site children's play area	Paid 18/03/2016

03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm, Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	Erection of 5 detached and 4 semi-detached dwellinghouses (use class C3) together with new access road and detached double garage.	Off site Play 19924.38	Paid 18.03.16
12/03/2007	DC/06/01874/FUL	LAMES - Lamesley	Comet, Unit 4, Team Valley	Creation of 535 metre squared mezzanine floor to provide additional retail space.	The sum of £8,717 as a sustainable transport contribution	08/03/07 Paid
15/09/2006	DC/05/01950/FUL	LAMES - Lamesley	Smiths Electric Vehicles Ltd, R219, Marquisway,	Erection of 7 x industrial units	£8,385.00 Sustainable Transport Contribution to pay on or before the occupation of each individual unit. £3.75 per m2.	Paid 09/03/07
19/07/2006	DC/05/01654/FUL	LAMES - Lamesley	Land at former Jockey Factory Eastern Avenue Team Valley	Erection of 9 industrial units in 3 blocks (Plot 1) and 1 industrial unit (Plot 2)	£15,203 towards sustainable transport	Paid
04/07/2006	DC/04/02131/FUL	LAMES - Lamesley	Vacant Garage/Depot Part Former Fuse Works Elisabeth Avenue	Erection of 23 x 3 bed dwellinghouses, 10 x 2 bed apartments and 2 x 1 bed apartments	£24,994 as a contribution towards off site play provision	13.04.2006 Paid
28/06/2006	DC/06/00329/FUL	BLAYD - Blaydon	Bleach Green Blaydon	Erection of 452 dwellings including 22 flats and 22 bungalows	£108,083 for Open Space, £75,586 for toddler play, £261,347 for off site junior and teenage play, £35000 for the provision of a puffin crossing.	£480,016 paid 30/10/2006.
18/05/2006	DC/06/00172/FUL	WHINOR - Whickham North	Ikea, Pinetree Way, Metro Park West, Metrocentre	Erection of extension to retail unit to provide new entrance, toilets and childrens play area and including associated works to car park layout.	£32,400 towards sustainable transport at MetroCentre	Paid
25/10/2005	DC/04/02139/FUL	CCG - Crawcrook And Greenside	Superior Northern Ltd Lead Road	Erection of 21 x two and three storey dwellings	(i) To pay a contribution of £22,713 towards the offsite provision and maintenance of play space.(ii) To provide a bus shelter on Lead Road Greenside	invoice paid 07/01/09
11/10/2005	DC/04/02059/REM and 920/00	DUNTEA - Dunston And Teams	The Watermark Metro Centre Gateshead	Erection of 5 x 2-storey and 3 x 3-storey office blocks (use class B1) with associated car parking, access road and works to riverbank	The Sum of £50000 payable when the council commits to construction of the bridge link	£75,000 paid 04.10.2017

09/09/2005	DC/05/00140/FUL	BRIDG - Bridges	49A - 111B Cemetery Road Gateshead	Erection of 17 x 2 bed, 1 x 3 bed and 19 x 3 bed 2.5 storey dwellinghouses	£56,687.00 contribution to offsite play provision	The contribution has been received and is spent at Argyle Estate
09/09/2005	DC/05/00457/FUL	HIFELL - High Fell	Ravensworth Golf Club Club House	Erection of 16 x flats and 6 x town houses	£31,042.00 contribution towards off site playing provision - to write off £24000 as the company has gone into liquidation 24/01/13	£7032.0 paid off the invoice - Spent in full at Moss Heaps by LES
03/06/2005	DC/03/01363/FUL	LAMES - Lamesley	Hedley Hall Marley Hill Gateshead Tyne And Wear	Conversion of existing livery stables to 4 No holiday cottages	No monies due - occupation of holiday cottages limited (May - Oct 30 days only) (Nov - Apr 90 days only) not let to same person on two consecutive occasions	No Monies due
12/04/2005	DC/05/00227/FUL	HIFELL - High Fell	F.H. Blacklock Fanny Pit Old Durham Road	Erection of two blocks of 29 apartments and 6 apartments	A contribution towards off site play equipment of £18,272.00	Income received, spent at Greenside Estate
14/01/2005	DC/03/01787/FUL	DUNTEA - Dunston And Teams	Land South Of The Dun Cow PH Ravensworth Terrace	8 3-bed houses incorporating roof accommodation and 2 linked blocks comprising 51 no. 2 and 3- bed flats	A contribution of £26,658.21 towards off site play area and one-off payment of £7,707.15 for future maintenance	Paid 11/06/08