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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 24 February 2021

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): M Hall

PD589 MINUTES

The minutes of the meeting held on 3 February 2021 were approved as a correct record and signed by the Chair.

PD590 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD591 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.

PD592 ENFORCEMENT TEAM ACTIVITY

The report was previously circulated to the Committee for information and to be noted.

PD593 ENFORCEMENT ACTION

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

RESOLVED: That the information be noted.

PD594 PLANNING APPEALS

The report was previously circulated to the Committee for information and to be noted.

PD595 PLANNING OBLIGATIONS

The report was previously circulated to the Committee for information and to be noted.

Chair.....

Date of Committee: 24 February 2021

Application Number and Address:

DC/19/01048/REM
Dunston Hill Hospital
Whickham Highway
Whickham
NE11 9QT

Applicant:

Gateshead Health NHS Foundation Trust

Proposal:

Application for the approval of reserved matters relating to the appearance, landscaping, layout and scale for the demolition of the existing Dunston Hill Hospital and the erection of 35 dwellinghouses and associated works pursuant to outline planning approval DC/13/00195/OUT (amended 20/11/20) and 09/02/21 and additional information received 09/2/21).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:**Reason for Minor Update****Further representations made**

A single letter of support has been received, the letter of support states the development will introduce additional housing stock and would be a good use of the derelict hospital.

Any additional comments on application/decision:

GRANT SUBJECT TO A SECTION 106A AGREEMENT:

1) The agreement shall include the following obligations to secure:

- Provision of affordable housing;
- Creation of offsite ecology mitigation/compensation to be linked with DC/20/01061/FUL

2) That the Service Director of Development, Transport and Public Protection 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 -

PLN1. Site Location Plan Rev B
PLN2. General Arrangement 1 Rev F
PLN2. General Arrangement 2 Rev F
PLN3. Boundary Treatment Plan Rev F
PLN4. Surface Treatment Plan Rev F
PLN5. Elevation Treatment Plan Rev F
PLN6. Management Company Plan Rev E
PLN7. Site Execution Plan Rev F
PLN8. Noise Attenuation Plan Rev D
PLN9. Ecology Mitigation Plan Rev D
PLN10. Basic Arrangement Plan Rev F
30050 SH DHH PCSP Rev B Swept Path and Visibility Splay
D001 Engineering Layout Rev 10
D100 Proposed Levels Rev 6
D200 Impermeable Areas Rev 4
D202 Flood Routing Plan Rev 4
D204 Proposed Drainage Rev 8
D205 Basin Sections Detail Rev 3
Proposed Longsections 1of2 Rev 6
Proposed Longsections 2of2 Rev 6
D500 Kerbs Surfacing Plan Rev 3
D800 S38 Plan Rev 3
D801 S104 Plan Rev 3
D900 Vehicle Tracking Rev 4
9177 Flood Risk Assessment and Drainage Strategy V2
Dunston 1-2-30-100 Year Calculations
Dunston 100 Year + 40% Calculations
Dunston 100 Year + 40% + 10% Creep Calculations
30050 SH DHH TCM Proposed Traffic Calming Measures
Topographical Survey TS01 1of2
Topographical Survey TS01 2of2
Dunston Arboricultural Impact assessment V5
PLN12. Tree Protection Plan Rev B
Dunston Hill Archaeological Desk Based Assessment
Dunston Hill Heritage Statement
Design and Access Statement
Dunston Hill Hospital Ecological Impact Appraisal R05
Dunston Hill Hospital Bat Report R04
Dunston Hill Hospital Breeding Birds Survey R02
C8641 Geoenvironmental Appraisal
C8641 Ground Gas Risk Assessment
Charlton A04 PD House Type
Hewson A04 PD House Type
Lawson A04 PD House Type
Masterton A04 PD House Type
Sanderson A03 PD House Type
Wilson A05 PD House Type
3714 101X Landscape Layout

3714 201X Planting Plan (1 of 3)
3714 201X Planting Plan (2 of 3)
3714 201X Planting Plan (3 of 3)
Landscape Impact Statement of Compliance
Reserved Matters Compliance Statement
Interim Travel Plan

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 2 years from the date of this approval of the reserved matters.

(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.)

3

No demolition of the gardener's cottage and Anderson shelter (to the south of the site) shall take place until the scoping of programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

4

The archaeological building recording approved under Condition 3 shall be completed in full and a report of the result shall be submitted to the Local Planning Authority, prior to the demolition of the gardener's cottage and Anderson shelter buildings on site.

5

No groundworks shall take place within the open areas in the north-western and southern parts of the site, until the specification for a programme of archaeological groundwork monitoring has been submitted to and approved in writing.

6

The development shall be undertaken in full accordance with the programme of archaeological groundwork monitoring approved at condition 5. Thereafter, no dwellinghouse hereby approved shall be occupied until the report of the results of the observation of groundworks shall be submitted to and subsequently approved in writing by the Local Planning Authority.

7

No dwellinghouse hereby approved shall be occupied until the final details of traffic calming measures within the application site, to secure a 20mph speed limit have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for their implementation.

8

The traffic calming measures approved under Condition 7 shall be completed in full accordance with the approved details and the timetable for implementation.

9

Prior to the first occupation of any dwellinghouse hereby approved final details of weatherproof cycle storage for each dwellinghouse including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

10

The cycle storage provision approved at Condition 9 shall be provided for each dwellinghouse prior to the respective dwellinghouse being occupied.

11

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.

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.

12

The Travel Plan approved under condition 11 shall be wholly implemented in accordance with the approved details.

13

A landscape and ecological management plan (LEMP) for all retained landscaping features and proposed landscaping shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

14

All retained and proposed landscape features shall be managed in full accordance with the LEMP approved under condition 13.

15

No development (including demolition) shall commence until an Amphibian Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

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

- (a) details of onsite measures to avoid impacts on habitats and species

- (b) the timing of works
- (c) proposed working methods
- (d) details of how excavations will be covered during construction

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 development shall be undertaken in full accordance with the AMS approved under condition 15.

17

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

18

All hard landscaping shall be completed in full accordance with the details approved at Condition 17 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

19

No dwellinghouse hereby permitted until the final details of the pedestrian/cycle route to the south of site onto Whickham Highway has been submitted to and approved in writing by the Local Planning Authority. The detail shall include a timetable for implementation, as well as details of gradients, materials and any highways works e.g. signage, dropped kerbs or lining required to create a cycle connection onto Whickham Highway.

20

The pedestrian/cycle route approved under Condition 20 shall be completed in full accordance with the approved details and timetable for implementation.

Date of Committee: 24 February 2021

Application Number and Address:

DC/20/01061/FUL
Dunston Hill Hospital
Whickham Highway
Whickham
NE11 9DL

Applicant:

Story Homes
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Proposal:

The demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping.

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

GRANT SUBJECT TO A SECTION 106 AGREEMENT:

1) The agreement shall include the following obligations to secure:

- Provision of affordable housing;
- Creation of offsite ecology mitigation/compensation to be linked with DC/19/01048/REM.

2) That the Service Director of Development, Transport and Public Protection 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 -

- PLN1. Site Location Plan Rev B
- PLN2. General Arrangement 1 Rev F
- PLN2. General Arrangement 3 Rev F
- PLN3. Boundary Treatment Plan Rev F
- PLN4. Surface Treatment Plan Rev F
- PLN5. Elevation Treatment Plan Rev F
- PLN6. Management Company Plan Rev E

PLN7. Site Execution Plan Rev F
PLN8. Noise Attenuation Plan Rev D
PLN9. Ecology Mitigation Plan Rev D
PLN10. Basic Arrangement Plan Rev F
30050 SH DHH PCSP Rev B Swept Path and Visibility Splay
D001 Engineering Layout Rev 10
D100 Proposed Levels Rev 6
D200 Impermeable Areas Rev 4
D202 Flood Routing Plan Rev 4
D204 Proposed Drainage Rev 8
D205 Basin Sections Detail Rev 3
Proposed Longsections 1of2 Rev 6
Proposed Longsections 2of2 Rev 6
D500 Kerbs Surfacing Plan Rev 3
D800 S38 Plan Rev 3
D801 S104 Plan Rev 3
D900 Vehicle Tracking Rev 4
19177 Flood Risk Assessment and Drainage Strategy V2
Dunston 1-2-30-100 Year Calculations
Dunston 100 Year + 40% Calculations
Dunston 100 Year + 40% + 10% Creep Calculations
30050 SH DHH TCM Proposed Traffic Calming Measures
Topographical Survey TS01 1of2
Topographical Survey TS01 2of2
Dunston Arboricultural Impact assessment V5
PLN12. Tree Protection Plan Rev B
Dunston Hill Archaeological Desk Based Assessment
Dunston Hill Heritage Statement
Design and Access Statement
Dunston Hill Hospital Ecological Impact Appraisal R05
Dunston Hill Hospital Bat Report R04
Dunston Hill Hospital Breeding Birds Survey R02
C8641 Geoenvironmental Appraisal
C8641 Ground Gas Risk Assessment
Fulford A01 PD House Type
Rushford A01 PD House Type
3714 101X Landscape Layout
3714 201X Planting Plan (2 of 3)
Landscape Visual Impact Assessment
Planning Statement
Retaining Wall Structural Survey
PLN13. Walled Garden Proposed Elevation (-)
Proposed Replacement Brick Sample Photograph 1
Proposed Replacement Brick Sample Photograph 2
Proposed Replacement Brick Sample Photograph 3
Transport Statement
Interim Travel Plan

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

2

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

3

No dwelling hereby approved shall 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.

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 3.

5

Prior to the rebuilding of the walls associated with the walled garden final details of the rebuild shall be provided, these details shall include a full scaled elevation, details of where reclaimed material will be used, details of where (and what) replacement material will be used shall be submitted to and subsequently approved in writing by the Local Planning Authority.

6

The development shall be completed in accordance with the details approved under Condition 5 and retained as such in accordance with the approved details thereafter.

7

No demolition of or works to the walls associated with the locally listed walled garden shall take place until the scoping of programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

8

The archaeological building recording approved under Condition 7 shall be completed in full and a report of the result shall be submitted to the Local Planning Authority, prior to the demolition of any buildings/structures on site.

9

No development (including demolition) shall commence 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 dust management plan
- a noise management plan
- contractor parking

All external works and ancillary operations in connection with the demolition and/or 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.

Any temporary alteration to the working hours set out in this condition shall be submitted as part of the DCMP and 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 demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

10

The development shall be implemented in accordance with DCMP measures approved at condition 9.

11

No dwellinghouse hereby approved shall be occupied until the final details of traffic calming measures within the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for their implementation.

12

The traffic calming measures approved under Condition 11 shall be completed in full accordance with the approved details and the timetable for implementation.

13

Prior to the first occupation of any dwellinghouse hereby approved final details of weatherproof cycle storage for each dwellinghouse including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

14

The cycle storage provision approved at Condition 13 shall be provided for each dwellinghouse prior to the respective dwellinghouse being occupied.

15

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.

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.

16

The Travel Plan approved under condition 15 shall be wholly implemented in accordance with the approved details.

17

A landscape and ecological management plan (LEMP) for all retained landscaping features and proposed landscaping shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

18

All retained and proposed landscape features shall be managed in full accordance with the LEMP approved under condition 17.

19

Prior to the commencement of the demolition hereby approved, an Interim Phase II Detailed Risk Assessment must be submitted to and approved in writing, by the Local Planning Authority. Following demolition, and prior to the commencement of any underground works associated with the development, an intrusive site investigation shall be 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.

20

Prior to commencement of the development hereby permitted (excluding demolition), 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.

21

The details of remediation measures approved under condition 20 shall be implemented in full prior to commencement of the development hereby permitted (excluding demolition) and maintained for the life of the development.

22

Following completion of the remediation measures approved under condition 20 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.

23

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.

24

No development (excluding demolition) shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- information about the design storm period and intensity
- the method employed to delay and control the surface water discharged from the site
- the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- a timetable for its implementation; and
- a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

25

The drainage scheme approved under condition 24 shall be implemented in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

26

No development hereby approved (excluding demolition) shall commence until the final details of the site access off Mansion Heights, including the proposed visibility splay has been submitted to and approved in writing by the Local Planning Authority.

27

The development shall be carried out in full accordance with the site access detail approved at Condition 26.

28

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

29

All hard landscaping shall be completed in full accordance with the details approved at Condition 24 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

Date of Committee: 24 February 2021

Application Number and Address:

DC/20/01111/COU
10 Tynevale Terrace
Teams
Gateshead
NE8 2XY

Applicant:

Ashdown Care

Proposal:

Proposed change of use from dwellinghouse (use class C3) to residential children's home (use class C2) (additional information received 08/01/21).

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

Councillor Brenda Clelland spoke in objection to the application

Mr Gary Candlish spoke in favour of the application

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 -

A-05_00-100_LOCATIONS AND SITE PLANS

A-00_00-000_EXISTING GROUND FLOOR PLAN

A-00_00-100-200_EXISTING FIRST AND SECOND FLOOR PLANS

A-00_00-51_EXTERNAL ELEVATIONS

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

Upon commencement of the use hereby permitted, the operation of the premises shall, at all times, be carried out in complete accordance with "Tynevale - 10

Tynevale Terrace , Gateshead. Management Plan" unless an alternate management plan has first been submitted to and approved in writing by the Local Planning Authority. Any alternate management plan shall be required to demonstrate how the property will be managed, to minimise impact on neighbouring occupiers.

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