

Committee Report

Application No:	DC/18/00863/FUL
Applicant	Mr Gill
Date Application Valid	13 September 2018
Site:	Former Blaydon House Club Garden Street Blaydon NE21 4AG
Ward:	Blaydon
Proposal:	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).
Recommendation:	GRANT SUBJECT TO A SECTION 106 AGREEMENT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The application site is located close to Blaydon District Centre and is situated in an elevated position above Blaydon Roundabout within Blaydon Conservation Area.

1.2 The application site is currently occupied by two buildings both of which were last used as Social Clubs. One of the buildings is purpose built (Blaydon and District Social Club) and the other was a converted and extended stone-built property (Blaydon House), which is locally listed.

1.3 The application slopes downwards from south-east to north-west. There is a significant change in levels to the north-east of the application site towards Blaydon Roundabout.

1.4 The application site is located within Blaydon Conservation Area and is not allocated for any purpose within the Local Plan.

1.5 DESCRIPTION OF THE PROPOSAL

The application seeks full planning permission for the demolition of Blaydon and District Social Club and extensions to Blaydon House. Following the demolition the application proposes the creation of 25 residential units. Three of the proposed units would be accommodated within the shell of Blaydon House and the remaining units would be new build properties.

1.6 The housing proposed on site is broken down as follows;

- 8 x 4 bed, 3 storey terraced houses;
- 4 x 4 bed, 2 storey terraced houses;
- 3 x 4 bed, 2 storey houses within shell of Blaydon House;

- 7 x 2 bed flats within two blocks, one four storey one three storey; and
 - 3 x 2 bed mews houses in part garage blocks.
- 1.7 The application proposes setting the buildings back in terraced form roughly along the south east/north west axis, aligned and stepped back from the retained Garden House. This results in the main, or prominent, frontage facing onto Blaydon Roundabout at the same time as creating a quiet, shielded area to the rear.
- 1.8 The proposed houses all have private gardens, ground floor flats have patio access and upper floor flats all have balconies.
- 1.9 The application is accompanied by the following documents:
- Affordable Housing Statement;
 - Contaminated Land Preliminary Risk Assessment;
 - Design and Access Statement;
 - Flood Risk and Drainage Assessment.
 - Heritage Statement;
 - Noise Impact Assessment; and
 - Planning Statement.
- 1.10 **PLANNING HISTORY**
The planning history relevant to the current application is set out below;
- 249/90; Planning permission granted for 'Conversion of club to 16 bedroom hotel with bar and restaurant/function room. (Amended 21/3/90.)' Date; 26 April 1990.
 - 64/91; Temporary planning permission granted for 'Change of use of first floor of vacant club premises (use class D2) to taxi office.' Date; 05 March 1991.
 - 122/97; Planning permission granted for 'Conversion/change of use from sale and storage of furniture and taxi office to dwellinghouse (use class C3).' Date; 07 April 1997.
- 1.11 The relevant planning history associated with the adjacent site (to the east) is set out as follows;
- DC/03/01391/FUL; Planning permission granted for 'Erection of 3/4 storey carehome with office facilities (amended 8/4/04, 10/6/04 and 25/6/04).' Date; 01 November 2004.
 - DC/03/01471/CON; Conservation area consent granted for 'The demolition of former cinema (amended 8/4/04, 10/6/04 and 25/6/04).' Date; 01 November 2004.

2.0 Consultation Responses:

Northumbria Water	No objection subject to conditions.
Coal Authority	No objection subject conditions.

3.0 Representations:

- 3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ENV3 The Built Environment - Character/Design

ENV7 Development within Conservation Areas

ENV8 Demolition within Conservation Areas

ENV9 Setting of Conservation Areas

ENV18 Locally Listed Buildings

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV61 New Noise-Generating Developments

H4 Windfall and Small Housing Sites

H5 Housing Choice

H9 Lifetime Homes

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

DC1D Protected Species

DC1P Contamination, derelict land, stability

CFR20 Local Open Space

CFR23 Protecting and Imp Existing Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

GPGSPD Gateshead Placemaking Guide SPG

5.0 Assessment:

- 5.1 The detailed planning considerations are the principle of the proposed development, the impact on heritage assets, design, residential amenity, flood risk, drainage, land contamination, highway safety, contamination, ecology, open space and play area provision and CIL.
- 5.2 **PRINCIPLE**
As the application site is not specifically allocated for housing in the UDP, proposals for housing need to be considered in terms of windfall housing under policy H4 of the UDP. Policy H4 of the UDP gives a number of criteria that need to be assessed.
- 5.3 It is considered that the site meets the saved criteria set out in policy H4 in relation to its sustainable location within an established housing area, close to local services and public transport routes, and it would help to sustain the local community. As a result, the principle of developing this site for residential use is considered acceptable should all other material planning considerations be satisfied.
- 5.4 **Housing Mix**
Core Strategy and Urban Core Plan (CSUCP) policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms).
- 5.5 The plans show the proposal is for the development of 25 dwellings, comprising 10 x 2 bedroom and 15 x 4 bedroom. That equates to 60% of the dwellings being of three or more bedrooms.
- 5.6 It is considered that the proposed mix provides a range, choice of accommodation and provides family homes in accordance with policy CS11 of the CSUCP and saved UDP policy H5.
- 5.7 **Affordable Housing**
Policy CS11 requires that where there is evidence of a need for affordable housing, the Council will seek the provision of a proportion of affordable

housing on all housing developments on sites of 0.5 hectares or more in size (subject to development viability).

- 5.8 In this instance it is considered that Vacant Building Credit (VBC) applies to the proposed development. The Government has introduced the VBC, in order to incentivise the development of brownfield sites including the reuse or redevelopment of empty and redundant buildings. Essentially, Vacant Building Credit is given where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building. Vacant Building Credit means the developer is offered a financial credit equivalent to the existing gross floor space of the vacant building when the LPA calculates any affordable housing contribution (units or financial sum) required.
- 5.9 Based on the proposed floorspace of the vacant buildings to be redevelopment/brought back into use the application would be entitled to an 86% reduction on the 15% affordable homes requirement; this equates to 0.525 units. There would therefore be an expectation for a single affordable unit to be provided on site or a financial contribution be made in lieu of the single unit (either method would need to be secured via a S106 agreement).
- 5.10 Residential space standards
Policy CS11(4) requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". It is considered based upon the submitted information that the application meets this requirement providing adequate space both internally and externally.
- 5.11 It is considered that the principle of residential development of this site is acceptable, subject to all other material planning considerations being satisfied and would be in accord with saved UDP policies H5 and H9 of the UDP, policy CS11 of the CSUCP as well as the NPPF.
- 5.12 HERITAGE ASSETS
The application site is located within Blaydon Conservation Area and is currently occupied by a locally listed building (Blaydon House) and a non-designated heritage asset (Blaydon and District Club).
- 5.13 The Conservation Area is centred on a dramatic townscape of stone and slate terraces developed between Blaydon Bank and Shibdon Dene in the late nineteenth and early twentieth centuries. It also includes what remains of the old town centre's commercial and institutional buildings, including an impressive group of churches and schools. Most of the area is located on a steep hill, the terraces predominantly built parallel to the slope, which affords spectacular views of the area from the north and out of the area over the River Tyne.
- 5.14 It is considered that both Blaydon House and to a lesser degree Blaydon and District Club are considered to have a positive impact on Blaydon Conservation Area, while also being of heritage value in their own right. However, it is noted that the buildings are in considerable disrepair after years of vacancy.

- 5.15 Heritage specific policies are contained within the NPPF at paragraphs 184 and 202. The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance. That significance is the value of a heritage asset to this and future generation because of its heritage interest, which may be archaeological, architectural, artistic or historic. This significance may derive not only from its physical presence but also from its setting.
- 5.16 In order to make a sound decision a planning authority needs to understand from the applicant the significance of any heritage asset affected (paragraph 189).
- 5.17 Blaydon Conservation Area and Blaydon House by definition of their designation as a conservation area and a locally listed building are considered to have a at least local significance in heritage terms. In addition, given the age and architectural merit of Blaydon and District Social Club, it is considered to be a non-designated heritage asset of limited significance. To this end, the applicant has provided a Heritage Statement and a Design and Access Statement outlining the design process and the impact of the proposed development upon the aforementioned heritage assets.
- 5.18 Designated heritage assets are subject to specific policies within the NPPF, including Paragraph 196, which states:
"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
- 5.19 Non-designated heritage assets are addressed by Paragraph 197, which states;
"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
- 5.20 The above requirements are amplified by Saved UDP Policies ENV7 (Development within Conservation Areas), ENV8 (Demolition within Conservation Areas), ENV9 (Setting of Conservation Areas) and ENV18 (Locally Listed Buildings).
- 5.21 In regard to the proposed built development, the applicant has elected a modern design approach. The proposed development has undergone a number of alterations since conception including the simplification of elements e.g. window detailing and a reduction in the number of different materials and styles being employed.
- 5.22 The simplified windows, which are now without formal cills and lintels are a strengthened element. As are the windows that break through into dormers in

the roof lines. These elements are particularly good in demonstrating a more contemporary approach.

- 5.23 The variation in massing that is achieved through the gable fronted larger elements is welcomed. This helps to remove potential monotony and adds to the strengthen frontage on this prominent plot.
- 5.24 The partial demolition, alteration and conversion of Blaydon House is considered to be positive and represents a sensitive well-designed scheme. The set back of the newer elements from this building respecting it's setting and ensuring the new development does not overcrowd or diminish its status. The massing of the new development retains a strong frontage onto the roundabout, which fits well in its context of the more commercial/public buildings of Shibdon Road/Garden Street.
- 5.25 It is considered that the loss of the Blaydon and District Social Club would have a limited negative impact on Blaydon Conservation Area.
- 5.26 It is considered by officers that the harm caused (both to Blaydon Conservation Area and as a direct loss of Blaydon and District Social Club) would be to be less than substantial. This harm should be weighed against the public benefits of the proposal (which might include economic, social and environmental gains), including securing housing and the viable use of a locally listed building.
- 5.27 It is considered by officers that the proposed development brings the following public benefits;
- Local Economy - the proposed development would result in the creation of construction jobs during the construction of the proposed development, new homes bonus and council tax receipts.
 - Retention of Heritage Assets - the proposed development would secure the long-term retention and viable use of Blaydon House for residential purposes.
 - Security - while the proposal would result in minimal harm (in heritage terms) the proposed development would lead to the securing of the application site; the development and occupation of the proposed development would result in a reduction in anti-social behaviour.
- 5.28 It is considered that the following conditions should be attached to any approval to ensure that the highest quality of materials are used;
- Samples of all proposed materials to be submitted for approval prior to their use (Conditions 3 and 4); and
 - Samples of all proposed boundary to be submitted for approval prior to their use (Conditions 5 and 6).
- 5.29 On the basis of the above, it is considered that the proposal would result in harm to the significance of Blaydon Conservation Area. However, the application would introduce a development of high design quality into a currently vacant site. Together with the other benefits that the development will bring (e.g. economic benefits, long-term security of a heritage asset and security) are considered to significantly outweigh the harm to the heritage

asset. The development is therefore considered to comply with the requirements of the NPPF, saved UDP Policies ENV7, ENV8, ENV9 and ENV18 and Policy CS15 of the CSUCP.

5.30 DESIGN ISSUES

The NPPF at Paragraph 124 makes it clear that *'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.'* It goes on to make clear that *'good design is a key aspect of sustainable development...'*

5.31 Further, Paragraph 130 states that;

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents."

5.32 The CSUCP reflects the general aims of the NPPF encouraging economic growth and identifying the importance of quality of place. Policy CS15 refers specifically to Place Making and the need for new development to demonstrate high and consistent design standards in line with the Council's design guidance contained in the Gateshead Placemaking SPD.

5.33 The design, scale, layout, height, density and appearance of the proposed development is considered to be sympathetic to the surrounding area and would not appear out of keeping with the existing housing stock and other buildings as a result. As set out above, it is considered that the proposed development would represent a high-quality design solution.

5.34 It is considered that the proposed development has successfully demonstrated that it has achieved a good standard of design that will contribute to the site and its surrounding context. The scheme is acceptable from a design point of view and subject to the recommended conditions (in regard to materials) accords with the design aims and objectives of the NPPF, saved policy ENV3 of the Council's UDP and policy CS15 of the Council's CSUCP.

5.35 RESIDENTIAL AMENITY ISSUES

Given the distances between the existing carehome and the proposed development it is considered that the development would not cause any significant harm to the living conditions of adjacent residents through loss of light, overshadowing or visual intrusion.

5.36 It is considered that the internal separation distances within the site strike an appropriate balance between ensuring an acceptable level of residential amenity and encouraging an appropriate design solution. On this basis, the internal layout is considered to be acceptable and would not cause any significant harm to the living conditions of the future occupiers of the proposed houses in terms of loss of light, overshadowing or visual intrusion.

- 5.37 It is considered that noise from Blaydon Roundabout has the potential to impact on amenity levels for future occupiers. The applicant within their Assessment of Noise Levels and Noise Amelioration Measures has set out a number of mitigation measures to limit impact; it is considered the installation of these measures, which include insulation and sound proof windows, should be secured by condition (Condition 7).
- 5.38 Construction works associated with the development could impact on the living conditions of adjacent neighbours. It is recommended that conditions be imposed that would require the submission and approval of appropriate details in regard to hours of operation, location of the site compound (including locations for site vehicles and materials) and controls over dust and noise (Conditions 8 and 9).
- 5.39 Based on the above, it is considered that the development is acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, saved policy DC2 of the Council's UDP and policy CS14 of the Council's CSUCP.
- 5.40 **TRANSPORT ISSUES**
The principle of residential development on this site is considered to be acceptable and subject to the following paragraphs there is no objection to the scheme on transport and highways grounds.
- 5.41 The proposed development would lead to increased traffic movements on the highway network, however it is considered these movements can be accommodated as sufficient capacity exists. It is considered any impact of the proposal on the wider highway network would be minimal.
- 5.42 The application is located within a sustainable location with good links to the wider highway network (both vehicular and pedestrian) while also having good links to public transport.
- 5.43 The layout of the scheme is considered to be acceptable in highways terms offering a legible layout; it is considered that the hard landscaping will be secured through planning conditions (Conditions 10 and 11).
- 5.44 The application site provides for an appropriate level of both resident and visitor parking within the application site. Further, secure and weatherproof cycle parking is to be provided and will be secured through conditions (Condition 12 and 13).
- 5.45 It is therefore considered that subject to the above conditions the proposed development is acceptable in highways terms and would accord with the aims and objectives of the NPPF and policy CS13 of the Council's CSUCP.
- 5.46 **FLOOD RISK/DRAINAGE**
A drainage assessment has been submitted and it has been demonstrated that a greenfield runoff rate is achievable. The scheme comprises permeable

paving within parking areas. Given the small scale of the site and the risk, the proposed approach is proportionate.

- 5.47 It is accepted that the proposed drainage system offers a broadly workable solution to dealing with the drainage associated with the site. However, officers consider additional information is required and should be secured by conditions. It is considered necessary to condition the following:
- a detailed drainage scheme including detailed drainage drawings, electronic model, adoption arrangements and health and safety assessment in accordance with the Council's SuDS Guidelines (Conditions 14 and 15);
 - SuDS and landscape management plans to be agreed and implemented for lifetime of development (Conditions 16 and 17) and;
 - construction management plan to be agreed and implemented for lifetime of development (Conditions 18 and 19).
- 5.48 Subject to these planning conditions the proposal is considered to be acceptable from a flood risk and drainage point of view and would accord with the aims and objectives of the NPPF, saved policy DC1 (j) of the Council's UDP and policy CS17 of the Council's Core Strategy and Urban Core Plan.
- 5.49 **LAND CONTAMINATION**
A Contaminated Land Risk Assessment has been submitted in support of the application. The submitted report concludes that the site is developable, however it is considered that further investigation is required prior to the commencement of work on site.
- 5.50 It is therefore considered necessary to condition further investigative works in the form of a phase 2 risk assessment (Conditions 20 to 25).
- 5.51 Subject to the above conditions, the proposal would comply with the aims and requirements of saved policy DC1 of the UDP and policy CS14 of the CSUCP.
- 5.52 **LAND STABILITY**
The application site falls within the defined Development High Risk Area and therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. As a result, the applicant has submitted a Coal Mining Risk Assessment, which has been assessed by the Coal Authority.
- 5.53 The Coal Authority is satisfied with the broad conclusions of the report, informed by the site investigation works; however it is considered necessary to condition that an intrusive investigation is undertaken to identify any potential remedial works required. Subject to appropriate conditions (Conditions 31 and 32), The Coal Authority does not object to the proposed application.
- 5.54 The development is, therefore, considered to comply with policy CS15 of the CSUCP and saved policy ENV54 of the UDP.

5.55 ECOLOGY

The planning application is supported by a bat survey, the report indicates that the site has a moderate suitability for roosting bats. Based on the information provided, it is considered that the application site can be developed without impacting on ecology, subject to conditions. It is considered necessary to condition the submission of an ecology method statement and final details of landscaping (Conditions 26 to 30).

- 5.56 Therefore, subject to the recommended conditions above, it is considered that the proposal would be acceptable in terms of impact on ecology and is in accordance with the aims and requirements of saved policies DC1(d), ENV46 and ENV47 of the UDP and policy CS18 of the CSUCP.

5.57 OPEN SPACE

The site is located within a residential neighbourhood that is not deficient in open space provision. Further, the proposed layout includes the provision of some level of amenity space within the application site. It is considered that this meets the requirements of saved UDP policies CFR20, CFR21, CFR22.

5.58 PLAY SPACE

Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project, unless specific projects can be identified.

- 5.59 The Council has already exceeded the five obligation maximum in respect of all three types of play (toddler, junior and teen) and for open space in this area and therefore cannot seek any further obligations in respect of these matters. Therefore, whilst the proposal is considered to be unacceptable in terms of on-site open space and play space provision and does not accord with saved UDP policies CFR28, CFR29 and CFR30, it is also not possible to require any contribution for either play or open space provision in this case, based on the above assessment.

5.60 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is for housing related development. The development is located within a charging zone with a levy of £0 per square metre for this type of development.

6.0 CONCLUSION

- 6.1 It is considered that the development would bring about a number of benefits such as the provision of additional family housing in Gateshead and the housing growth required in the Local Plan. The development would also have economic benefits from construction jobs and the bringing back into use a heritage asset.

6.2 Taking all other relevant issues into account, it is considered that the proposed development is acceptable; the proposal (subject to planning conditions) is considered to accord with the aims and objectives of both national and local planning policies.

6.3 Given the above, it is recommended that planning permission be granted subject to the planning conditions and obligations set out below.

7.0 Recommendation:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

- To provide onsite affordable housing or a proportionate offsite contribution.

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 -

- 1402 CL(0-)01 Site as existing
- 1402 CL(0-)02d Site as proposed
- 1402 CL(0-)03 Block plan and environs
- 1402 CL(0-)04 old building elevations
- 1402 CL(2-)01b Houses 1-6 Ground floor
- 1402 CL(2-)02b Houses 1-6 First floor
- 1402 CL(2-)03c Houses 1-6 Second loft floor
- 1402 CL(2-)04-1d Houses 1-16 Elevations
- 1402 CL(2-)04-2c Houses 1-16 Elevations
- 1402 CL(2-)05b Flats 7-10 Ground floor
- 1402 CL(2-)06b Flats 7-10 First floor
- 1402 CL(2-)07c Flats 7-10 Second floor
- 1402 CL(2-)08c Flats 7-10 Third floor
- 1402 CL(2-)10b Houses 11-16 Ground floor
- 1402 CL(2-)11b Houses 11-16 First floor
- 1402 CL(2-)12c Houses 11-16 Second-loft floor
- 1402 CL(2-)14 Houses 17-19 Ground floor
- 1402 CL(2-)15a Houses 17-19 First floor
- 1402 CL(2-)16 Houses 17-19 Loft floor
- 1402 CL(2-)17a Houses 17-19 Elevations
- 1402 CL(2-)18a Flats 20-22 Ground floor
- 1402 CL(2-)19c Flats 20-22 First floor

1402 CL(2-)20c Flats 20-22 Second floor
1402 CL(2-)21c Flats 20-22 Elevations
1402 CL(2-)22a Mews 23-25 Ground floor
1402 CL(2-)23a Mews 23-25 First floor
1402 CL(2-)24b Mews 23-25 Elevation
1402 CL(2-)25c Roundabout elevation
1402 CL(27)01b Houses 1-6 Roof
1402 CL(27)02ab Flats 7-10 Roof
1402 CL(27)03b Houses 11-16 Roof
1402 CL(27)04 Houses 17-19 Roof
1402 CL(27)05 Flats 20-22 Roof
1402 CL(27)06 Mews 23-25 Roof

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

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No individual external materials shall be installed on site until a sample of the material to be used has been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

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

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

5

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

Reason

To ensure the satisfactory appearance of the development upon completion in the interests of biodiversity and the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

6

The development shall be implemented wholly in accordance with the approved boundary treatment details approved under condition 5 in accordance with the approved timescale.

Reason

To ensure the satisfactory appearance of the development upon completion in the interests of biodiversity and the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

7

No individual dwellinghouse hereby approved shall be occupied until the noise amelioration measures specified within the Assessment of Noise Levels and Noise Amelioration Measures report (LA Environmental Consultants, August 2017) have been fully installed. Thereafter, the amelioration measures shall be retained for the lifetime of the development.

Reason

To safeguard the living conditions of the future occupiers in accordance with the NPPF, policy DC2 of the Council's Unitary development Plan and policy CS14 of the Council's Core Strategy and Urban Core Plan.

8

No development shall commence until a Construction and Demolition Management Plan (CMP) 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

All 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

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

9

The development shall be implemented in accordance with Construction Management Plan (CMP) measures approved at condition 8.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

10

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.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

11

All hard landscaping shall be completed in full accordance with the details approved under Condition 10 (including timescales for implementation), and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan

and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

12

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of cycle storage for each dwelling 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.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP and the Gateshead Cycling Strategy.

13

The cycle storage provision approved at condition 12 shall be provided for each dwelling prior to each dwelling being occupied.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP and the Gateshead Cycling Strategy.

14

No development (excluding demolition) shall commence on the site drainage until full details of the drainage scheme have been submitted and approved in writing by the LPA. The scheme shall include detailed drainage drawings, electronic model, adoption arrangements, timetable for implementation and health and safety assessment in accordance with the Council's SuDS Guidelines

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

15

The final drainage scheme shall be carried out in full accordance with the details approved under condition 14 (including timings for implementation).

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

16

No development in relation to any proposed drainage features shall take place until a long-term management plan for the drainage scheme approved under condition 14 has been submitted to and approved in writing by the LPA.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

17

The drainage scheme approved under condition 14 shall be managed in full accordance with the management plan approved under condition 16 for the lifetime of the development.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

18

No work in relation to any proposed drainage features shall take place until a construction management plan for the drainage scheme approved under condition 14 has been submitted to and approved in writing by the LPA.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

19

The drainage scheme approved under condition 14 shall be constructed in full accordance with the construction management plan approved under condition 16.

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

20

No development (other than demolition) 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

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

21

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 20 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

22

Prior to commencement of the development hereby permitted (other than 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

23

The details of remediation measures approved under condition 22 shall be implemented in full prior to commencement of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

24

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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

25

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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

26

Notwithstanding the information submitted, no works shall commence on site until an Ecological Method Statement containing details of the mitigation measures to be implemented during the site clearance/demolition, construction and operational phases of the development has been submitted to and agreed in writing by the LPA.

Reason

To avoid adverse impacts on statutorily protected and priority species including bats, breeding birds and hedgehog; and to avoid the spread of non-native invasive species in accordance with the NPPF, policy CS18 of the CSUCP and Saved UDP Policies DC1(d), ENV46 & ENV47.

27

The Ecological Method Statement approved at Condition 26 shall be implemented in full and retained thereafter for the life of the development.

Reason

To avoid adverse impacts on statutorily protected and priority species including bats, breeding birds and hedgehog; and to avoid the spread of non-native invasive cotoneaster species in accordance with the NPPF, policy CS18 of the CSUCP and Saved UDP Policies DC1(d), ENV46 & ENV47.

28

Notwithstanding the submitted plans, no unit hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a fully detailed landscaping scheme (ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting), proposed timings for implementation and a scheme and maintenance of the landscaping (for a period of 5 years following planting).

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the CSUCP.

29

The landscaping details approved under Condition 28 shall be implemented in accordance with the timings approved under Condition 28.

Reason

To ensure the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

30

The approved landscaping scheme shall be maintained in accordance with the details approved under condition 28.

Reason

To ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

31

No development (other than demolition) hereby approved shall be commenced until an intrusive site investigation works has been undertaken in order to establish coal mining legacy issues on site. The findings of the intrusive site investigations works in relation to coal mining legacy issues along with details of any remedial works (and timescales) required shall be submitted and approved by the LPA prior to the commencement of the development (excluding demolition) hereby approved.

Reason

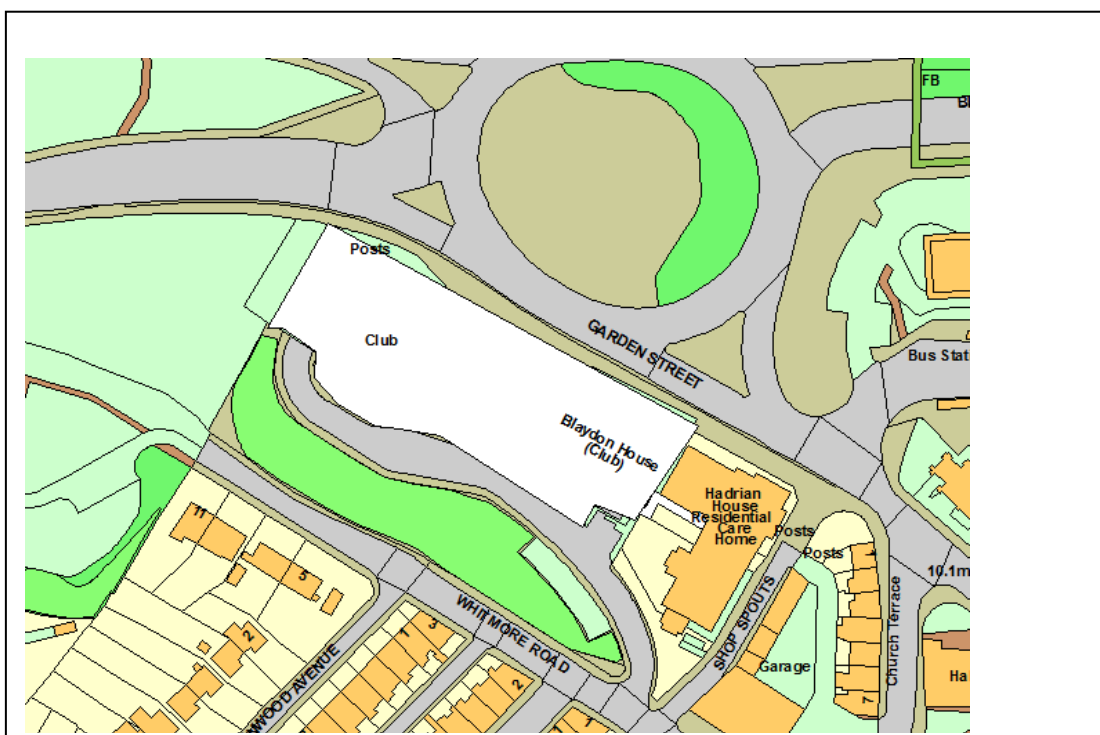
To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and Policy DC1 of the Unitary Development Plan.

32

Any remedial works identified under Condition 31 shall be implemented in accordance with the timescale set out in the approved findings.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and Policy DC1 of the Unitary Development Plan.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X