

Date of Committee: 10 October 2018

**Application Number and Address:**

DC/18/00863/FUL  
 Former Blaydon House Club  
 Garden Street  
 Blaydon  
 NE21 4AG

**Applicant:**

Mr Gill

**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).

**Declarations of Interest:****Name**

None

**Nature of Interest**

None

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

Verbal Update received to add two further conditions:

the provision of a minor alteration to the kerb line to link the two courtyards and  
 the installation of electric vehicle charging points

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

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 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  
1402CL(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.

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

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

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

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.

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.

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.

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.

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

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.

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.

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.

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

14. No development (including 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.

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

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.

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.

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.

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

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.

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.

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.

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.

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 the first occupation of the development hereby permitted.

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.

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.

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

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).

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

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

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.

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

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

That the application was approved in accordance with the updated recommendation.