

MINOR UPDATE

Application No:	DC/19/00268/FUL
Site:	Ravensdene Lodge 55 Consett Road Gateshead NE11 0AN
Proposal:	Demolition of existing hotel and erection of 2, 3 and 4-storey scheme to provide extra care housing development comprising 58 x 1 bed apartments and 24 x 2 bed apartments communal facilities including dining, coffee bar, lounges, salon, assisted bathing, activities room, buggy store and offices (amended/additional information 02/04/19, 16/04/19, 17/04/19, 25/04/19, 01/05/19, 02/05/19, 22/05/19, 24/05/19, 03/06/19, 05/06/19, 10/06/19, 13/06/19 and 14/06/19).
Ward:	Lobley Hill And Bensham
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update**Feedback from Applicant's Public Consultation Event**

As set out in the main agenda a further consultation event was held on 11th June 2019 at Lobley Hill Community Centre between 4.00 and 6.00pm. A summary provided by the applicant is set out below:

10 members of the public officially recorded their attendance and 5 feedback forms were submitted. There were at least two other attendees who failed to register their attendance or leave comments. The points raised were as follows:

- Resident of adjacent dwelling wants access over the application site to access their rear garden.
- Acknowledgment of design amendments
- Objection to scale of development, in particular the development being over two storeys in height.
- Unhappy with the scale of development but understands the need for the development to proceed, therefore happy for the project to progress.
- Concern over drains and party wall.

4 of the response forms requested the attendee be kept informed of progress of the development.

Condition(s) added/deleted/amended

Condition 1 as it appears on the main agenda states:

The amended wording is proposed as follows:

1

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

S 00-01 Site Location Plan

S 00-03 Site Layout - Demolitions received 25 March 2019

D 50-01 Rev D Proposed Site Layout received 25 April 2019

D 50-07 Rev D Proposed Site Layout - Constraints received 25 April 2019

D 50-14 Fine Mesh Fence Setting Out received 3 June 2019

D 50-15 2.0m High Fine Mesh Fence

D 50-02 Rev D Proposed Ground and First Floors received 25 April 2019

D 50-03 Rev D Proposed Second and Third Floors received 25 April 2019

D 50-04 Rev C Proposed Roof Plan received 25 April 2019

D 50-09 Rev A Typical Section through Communals received 25 April 2019

D 50-08 Proposed Apartment Layouts received 25 March 2019

D 50-05 Rev C Proposed Elevations Sheet 1 of 2 received 25 April 2019

D 50-06 Rev C Proposed Elevations Sheet 2 of 2 received 25 April 2019

SK21 rev P1 Visibility Splay received 1 May 2019

SK11 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK12 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK13 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK14 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

Design and Access Statement Revision A by SPA Architects received 3 May 2019

Arboricultural Impact Assessment prepared by Paul C Lambert of The Environment Partnership dated March 2019

Daylight and Sunlight Study (Neighbouring Properties) prepared by Adrian Marston of Smith Marston Ltd dated 23 May 2019

Ecological Appraisal and Bat Survey prepared by Ben

Crossmand of E3 Ecology Dated May 2019

Flood Risk and Drainage Strategy prepared by Richard Hall of Coast dated 2 April 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.

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.

Condition 15 on the main agenda requires the submission of an Asbestos Survey. The applicant has submitted an Asbestos Survey and asbestos material has been identified. Therefore, it is proposed to omit condition 15.

Condition 16 on the main agenda required materials that contained asbestos to be removed. It states:

16

Should the Asbestos Survey undertaken under condition 15 confirm that materials contain asbestos, then localised removal of these materials off-site by a specialist asbestos contractor shall be undertaken prior to the commencement of the development hereby permitted.

The approved methodology shall be undertaken wholly in accordance with the approved details prior to commencement of the development hereby permitted.

Prior to commencement of the development hereby permitted an asbestos survey shall be undertaken and the findings submitted for the written approval of the Local Planning Authority.

Reason for condition

To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from asbestos 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.

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.

It is recommended to amend the wording for condition 16 to:

16

The recommendations at section 7 of the Demolition Asbestos Survey Report SDAM50744/1 June 2019 prepared by Sirius Demolitions Limited shall be undertaken by a specialist asbestos contractor prior to the commencement of the development hereby permitted.

Reason for condition

To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from asbestos 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.

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.

Condition 17 on the main agenda states:

Prior to first occupation of the development hereby permitted full details of the Nominations Assessment for prospective tenants shall be submitted for the consideration and written approval of the Local Planning Authority.

Thereafter the approved Nominations Assessment shall be wholly implemented in accordance with the approved details for the lifetime of the development.

Reason

In order to ensure the prospective tenants meet the criteria for occupation of the specialist accommodation in accordance with the NPPF.

It is recommended to amend condition 17 to reflect the phrasing of paragraph 64 of the NPPF; that gives an exemption from the need to provide affordable housing to 'specialist accommodation'. It is the

absence of affordable housing for this development of 82 C3 units that necessitates this condition.

The recommended amended wording for condition 17 is as follows:

The occupation of the development hereby permitted shall be limited to people with a specific need for specialist extra care accommodation and for no other purpose.

Reason

To ensure the development remains as an extra care specialist accommodation which in accordance with Paragraph 64 of the NPPF provides an affordable housing exemption for specialist accommodation for a group of people with specific needs.

On the main agenda condition 32 states:

Prior to first occupation of the apartments facing Consett Road, a post construction noise monitoring survey shall be undertaken to demonstrate that the internal noise bedroom standards of 35dB LAeq, 16 hours (daytime) and 30 dB LAeq, 8 hours (night time) as per BS: 8233:2014 have been achieved. If these internal noise levels are not demonstrated through the post-construction noise testing, details of noise attenuation measures, in order for these noise levels to be achieved shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

It is recommended to amend condition 32 to state:

Prior to commencement of construction of the development hereby permitted a noise survey shall be undertaken and submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

Condition 33 as it appears on the main agenda states:

Any mitigation measures approved under condition 32 shall be implemented wholly in accordance with the approved details prior to the first occupation of the apartments facing Consett

Road and maintained and retained for the life of the development

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

It is recommended that the condition 33 be amended to state:

Any mitigation measures of the apartments facing Consett Road and maintained and retained for the life of the development

Any recommended sound reducing measures that arise from the noise survey results approved under condition 32 shall be implemented wholly in accordance with the approved details prior to the first occupation of the relevant apartment to ensure that the internal noise bedroom standards of 35dB LAeq, 16 hours (daytime) and 30 dB LAeq, 8 hours (night time) as per BS: 8233:2014 have been achieved are incorporated into the design and construction of the building.

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

Condition 36 as it appears on the main agenda states:

The fence details indicated on drawings D 50 15 2m high fine mesh, D 50 16 1.2m high metal railings and D 50 17 2m high close board fence shall be implemented wholly in accordance with the approved details and the approved drawing D 50-14 Fine Mesh Fence Setting Out **and the methodology for installation outlined in an email from Iain Mullen dated 3rd June 2019** prior to the first occupation of the development hereby permitted and maintained and retained for the life of the development.

Reason

In the interests of protecting the Ancient Woodland and in accordance with the NPPF, Saved UDP policies ENV3, ENV44, ENV46 and ENV47 and CSUCP policies CS15 and CS18.

The drawing D 50-14 Fine Mesh Fence Setting Out includes the details set out in the email referenced in the condition above. Therefore, that reference duplicates the information and is not required.

It is recommended to amend the wording of condition 36 to:

The fence details indicated on drawings D 50 15 2m high fine mesh, D 50 16 1.2m high metal railings and D 50 17 2m high close board fence shall be implemented wholly in accordance with the approved details and the approved drawing D 50-14 Fine Mesh Fence Setting prior to the first occupation of the development hereby permitted and maintained and retained for the life of the development.

Reason

In the interests of protecting the Ancient Woodland and in accordance with the NPPF, Saved UDP policies ENV3, ENV44, ENV46 and ENV47 and CSUCP policies CS15 and CS18.

An additional condition number 49 is recommended to secure the final details of the car parking as follows:

Prior to the development hereby permitted progressing above damp proof course the final details of the car park layout, to include provision for motorcycle and cycle parking and provision of Electric Vehicle charging points shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of sustainable transport requirements in accordance with the NPPF and CSUCP Policy CS13.

SEE MAIN AGENDA FOR OFFICERS REPORT.