

Date of Committee: 26 June 2019

Application Number and Address:

DC/19/00268/FUL
 Ravensdene Lodge
 55 Consett Road
 Gateshead
 NE11 0AN

Applicant:

Galliford Try NE

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)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Michelle Mancini spoke in objection to the application

Alistair Mitchell spoke in favour of the 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 Out 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.

Decision(s) and any conditions attached:

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 -

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.

2

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

3

Prior to commencement of the development hereby permitted the tree protective measures at Sections 6 and 7 and Drawings 2, 3 and 4 in the Appendix entitled Drawings of the Arboricultural Impact Assessment prepared by Paul C Lambert of The Environment Partnership dated March 2019 must be installed prior to:

1) commencement of the demolition of the existing buildings wholly in accordance with drawings 2 and 4; and

2) the commencement of construction of the development hereby permitted and thereafter retained intact for the full duration of the construction works of the development wholly in accordance with drawings 3 and 4;

and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the trees to be retained by ensuring the trees are retained and protected before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to

the development permitted that it would have been otherwise necessary to refuse the whole permission.

4

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) and notwithstanding the information submitted; a Biodiversity Method Statement covering:

- o protection, creation, enhancement and maintenance of habitats/ecological features to be retained and/or created on site
- o protected and priority species including bats, breeding birds and hedgehog, and;
- o invasive non-native species

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

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in advance of the commencement of the development hereby permitted.

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.

5

The details approved under condition 4 shall be implemented wholly in accordance with the approved details and adhered to during the construction and operational periods.

6

No development shall commence (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) until a Demolition and Construction Management Plan (DCMP) for the development 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
- pollution prevention measures
- contractor parking
- details of delivery arrangements, hours and routing
- measures to limit and manage transfer of debris on to the highway
- Dampening down of exposed stored materials, which will be stored as far from

sensitive receptors as possible;

- Ensure all vehicles switch off engine when stationary; and
- Avoiding dry sweeping of large areas

Reason for prior to commencement condition

The DCMP must demonstrate that the residential amenities of adjacent properties will be protected during construction of the development.

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.

7

The development hereby permitted shall be undertaken wholly in accordance with the Demolition and Construction Method Statement approved under condition 6 for the duration of the demolition and construction periods.

8

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition of the existing hotel and site investigations and remediation) a drainage demolition and construction method statement (DCMS) shall be submitted to and approved in writing by the Local Planning Authority. The content of the CMS shall be in accordance with Appendix B6 of the CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 - March 2016) for best practice:

9

The drainage demolition and construction method statement details approved under condition 8 shall be wholly implemented prior to first occupation of any of the building hereby permitted in accordance with the approved details and retained for the full duration of the development

10

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition of the existing hotel and site investigations and remediation) additional Phase II intrusive site investigation works shall be undertaken, in the areas of the existing site buildings after demolition and site clearance has been undertaken to complete a full investigation of the site boundaries and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

11

In the event that the need for remedial measures are confirmed following the site investigations approved under condition 10 to treat contaminated ground, prior to construction of the development hereby permitted, a scheme of remediation for the site as a whole shall be submitted for the consideration and written approval of the Local Planning Authority.

12

The remediation measures approved under condition 11 shall be implemented wholly in accordance with the approved remediation measures prior to construction of the development hereby permitted and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

13

Following completion of the remediation measures approved under condition 11, 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 and maintained for the life of the development.

14

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. Development must be halted on that part of the site affected by the unexpected contamination. Where required by 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.

15

CONDITION DELETED.

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.

17

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.

18

All vegetation clearance works will be undertaken outside the bird breeding season (March to August inclusive). Where this is not possible, a checking survey will be undertaken by a suitably qualified person immediately prior to the commencement of works on site. Where active nests are present these will remain undisturbed until the young have fledged and the nest is no longer in use.

19

Unless otherwise approved in writing by the Local Planning Authority, all works, demolition and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

20

The development hereby permitted shall be implemented wholly in accordance with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" dated 22nd March 2019. The drainage scheme shall ensure that foul and surface water flows discharge to existing sewer connection and ensure that surface water is restricted to 5l/sec.

21

Prior to the development hereby permitted progressing above damp proof course final details of the substation shall be submitted for the consideration and written approval of the Local Planning Authority.

22

The details of the substation approved under condition 21 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development thereafter

23

Development hereby permitted shall not progress above damp proof level, until final details of a fully detailed scheme for the landscaping of the site detailing the retention, creation, enhancement and management of all soft landscaping areas within the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timetable for hard and soft landscaping, all existing trees and hedges to be retained, ground preparation

and planting plans noting the species, plant sizes and planting densities for all new planting.

24

The details approved under condition 23 shall be fully implemented in accordance with the approved specifications and timescales.

25

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

26

Prior to the development hereby permitted progressing above damp proof course full details of external plant equipment, including their noise generation levels and any acoustic mitigation measures, shall be submitted for the consideration and written approval of the Local Planning Authority.

27

The details approved under condition 26 shall be implemented wholly in accordance with the approved details and maintained and retained for the life of the development thereafter.

28

Prior to occupation of the development hereby permitted a drainage maintenance document shall be submitted that shall include confirmation of expected lifespans of underground storage, filter drains, and flow controls, and detailed specification and methodology for their replacement if within the lifespan of the development. The maintenance document shall define the SuDS and drainage features, include specification of maintenance tasks; and schedule of tasks and inspections for the lifetime of the development. Confirmation of parties responsible for the system maintenance is required. The document shall include the replacement or refurbishment of the filter drains and de-silting of the geocellular storage. Procedures for checking and cleaning of any drainage features at completion should be included.

29

The details approved under condition 28 shall be wholly implemented prior to first occupation of any of the development hereby permitted in accordance with the approved details and retained thereafter for the life of the development

30

Notwithstanding drawing D 50-04 Rev B as submitted prior to the kitchen hereby permitted is brought into use a detailed scheme covering the ventilation, extraction and control of cooking odours from the kitchen shall be submitted to and approved in writing by the Local Planning Authority.

31

The ventilation / extraction details approved under condition 30 shall be implemented wholly in accordance with the approved details prior to the first use of the kitchen and retained thereafter.

32

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.

33

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.

34

Prior to first occupation of the development hereby permitted, an external lighting strategy for the proposed development site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- o identify those areas/features on site that are particularly sensitive for biodiversity, including bats; and
- o show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places, whilst also considering the residential amenity impacts from light spillage on both residents of the development and neighbouring occupiers.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

35

The details approved under condition 34 shall be implemented wholly in accordance with the approved details, prior to the first occupation of the development and retained for the life of the development thereafter

36

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.

37

Deliveries to the operational phase of the development hereby permitted shall only be between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays to protect the amenity of the residents.

38

Prior to the development hereby permitted progressing above damp proof course, the ecological mitigation measures at Section H of the Preliminary Ecological Appraisal and Bat Survey Draft May 2019 prepared by Ben Crossman of E3 Ecology shall be wholly implemented and thereafter retained.

39

Prior to first occupation of the development hereby permitted full details of secure and weatherproof cycle storage for residents and cycle storage for visitors and staff shall be submitted for the consideration and written approval of the Local Planning Authority

40

The details approved under condition 39 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

41

Prior to the first occupation of the development hereby permitted final details of the highway layout/markings on Consett Road shall be submitted for the written approval of the Local Planning Authority. The final details shall include a pedestrian crossing refuge on Consett Road and the relocation of the eastbound bus stop.

42

The details approved under condition 41 shall be implemented in full prior to the first occupation of the development hereby permitted.

43

The development hereby permitted shall not be occupied until the submission of a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.

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

Evidence of the implementation of the hereby approved Framework Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

44

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

45

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

46

The development hereby permitted shall be undertaken wholly in accordance with the materials approved by condition 45 and retained for the life of the development thereafter.

47

Prior to first occupation of the building hereby permitted final details of:

the bin store; and
the sprinkler tank,

shall be submitted for the consideration and written approval of the Local Planning Authority.

48

The details approved under condition 47 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

49

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.

Any additional comments on application/decision:

The Planning and Development Committee had visited the application site, on Thursday 20 June 2019.

Date of Committee: 26 June 2019

Application Number and Address:

DC/19/00282/FUL
45 Cornmoor Road
Whickham
NE16 4PU

Applicant:

Mr Alan Foley

Proposal:

Construction of detached bungalow to the rear of the main dwelling (amended/additional information 13/05/19 and 31/05/19)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Mr Paul Anderson (Agent) spoke in favour of the application

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason(s) and that the Service Director, Development, Transport & Public Protection be authorised to add, vary and amend the refusal reasons as necessary:

1

The development would result in back land development and the subdivision of the existing plot. This would have a detrimental impact on the area of special character, the development would therefore fail to comply with aims and objectives of the National Planning Policy Framework, saved Policies ENV3 and ENV25 of the Unitary Development

Plan, the Gateshead Placemaking SPD and Policy MSGP24 of the emerging Making Spaces for Growing Spaces DPD.

2

The proposal would represent poor design, by virtue of its incohesive and disjointed appearance, which would fail to make a positive contribution to the character and quality of the area. The proposal would fail to comply with the aims and requirements of the Gateshead Placemaking SPD, saved policy ENV3 of the Unitary Development Plan, policy CS15 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

3

The proposed development would result in unacceptably adverse living conditions for future occupiers of the property by virtue of the limited outlook and overbearing impact that would result from the very limited separation distances between the north, south and east elevations of the proposed dwelling and adjacent boundaries and proposed garage. The proposal would therefore fail to accord with the NPPF, Policy CS14 of the Core Strategy and Urban Core Plan, and DC2 of the Unitary Development Plan.

4

Insufficient information in the form of an arboricultural survey, assessment and mitigation report has been submitted to enable the Council to consider whether the proposed development would have any unacceptable impact on trees, contrary to the National Planning Policy Framework, policies CS15 and CS18 of the CSUCP and saved policies DC1, ENV44 and ENV25 of the Unitary Development Plan.

Any additional comments on application/decision:

None

Date of Committee: 26 June 2019

Application Number and Address: DC/19/00275/HHA Cobba-Da-Mana Hexham Old Road Ryton NE40 3LE	Applicant: Mr Chris Brass
Proposal: Raised decking area to rear of the property	
Declarations of Interest: Name Councillor Alex Geddes	Nature of Interest Non-registrable Personal – Councillor Geddes removed himself from the meeting, discussion and subsequent voting.
List of speakers and details of any additional information submitted: Members were given a verbal update that, since the publication of the agenda and Update Report, further representations had been received from a neighbour that requested Members' attention was specifically drawn to the need for consistency when considering the impact of overlooking, that the proposed screen would only be along the side, rather than the width of the deck and also that the neighbour was concerned that a 1.5m depth of deck, would still allow it to be used as a seating area, rather than purely only as an access route down to the garden. Reason for Minor Update Further representations made A further representation has been received from an existing objector, the representation raised the following issues; <ul style="list-style-type: none">• The objector disagrees that the resulting raised decking could not be utilised as an outside seating area;• The Gateshead website indicates that no '<i>no verandas, balconies or raised platforms</i>' should be installed; and• The representation makes reference to the planning history associated with Rushlor (the neighbouring property to the west) and considers that officers are being inconsistent with this application. . The planning history associated with Rushlor is set out below; <ul style="list-style-type: none">• DC/07/01697/FUL; Planning permission granted for '<i>Erection of single-storey extension at side and part two-storey extension at rear of the dwellinghouse, including decked area and</i>	

window to the rear, installation of rooflight in the roofspace and windows in gable-end of the dwelling and the installation of a vehicular crossing to the front of the curtilage of the property (Amended 4/12/07) (Amended 14/01/08).’ Date; 29 January 2008.

This application was amended at the request of planning officers to change the first-floor rear window to an oriel style with one pane (facing east) to be obscurely glazed. Planning permission was granted subject to a planning condition requiring that the eastern pane of the proposed first floor window be fitted with non-opening obscure glazing (in order to protect the amenity of 3 Watermill to the north east).

- DC/08/01642/FUL; Planning application withdrawn for ‘Variation of condition 5 of planning permission DC/07/01697/FUL to allow replacement of oriel window with flat window and clear glazing (previously restricted to being glazed with obscure glass and non-opening). Date; 25 March 2009.
- DC/09/00009/FUL; Retrospective planning permission refused for ‘Erection of single-storey extension at side and part single-storey/part two-storey extension at rear of dwellinghouse, including decked area and window to rear, installation of rooflight in roofspace and windows in gable-end of the dwelling and installation of vehicular crossing to front of curtilage of property (revised application to allow replacement of ‘Oriel’ window to bedroom with flat clear glazed window).’ Date; 10 March 2009.

The application proposed the replacement of the first-floor oriel window with a conventional flat window and the use of clear glazing as opposed to obscure glazing. The application was refused based on the unacceptable impact on 3 Watermill due to ‘... *the potential for overlooking and consequential loss of privacy...*’

Subsequently, the decision was upheld on appeal in November 2009.

Officers have the following comments to make on the other issues raised;

- In regard to the use of a raised decking, this is covered at Paragraph 5.6 of the main agenda and officers have no further comment to make;
- The reference to ‘*no verandas, balconies or raised platforms*’ on the Council’s website refers an extract from the National Planning Portal giving information about what development is ‘Permitted Development’ i.e. whether works require the benefit of planning permission. This does not refer to Council policy relating to whether those works are acceptable.
- The planning history of Rushlor is noted by officers and regard was had to this history in reaching this recommendation. It is the view of officers that the proposed development would not lead to any unacceptable impact on any neighbouring properties, given the separation distances between the decking and neighbouring properties, the offset nature of the relationships between the properties, the level of planting both existing and proposed and the nature of the proposed development.

The officer recommendation remains unchanged from that set out within the main agenda.

Decision(s) and any conditions attached:

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 -

Amended Elevation

All Amended Elevation

Cobba Site Location Plan

Cobba Amended Site Location

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 hereby permitted shall be constructed entirely of the materials detailed and shown on plan number All Amended Elevation

3

Within one month of the grant of planning permission a fully detailed scheme for screening along the edge of the raised decking facing south east towards Rushlor (including a timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority.

4

The screening along the edge of the raised decking facing south east towards Rushlor shall be installed in full accordance with the details and timescale approved under Condition 3.

Any additional comments on application/decision:

The Planning and Development Committee had visited the application site, and a neighbour's property, on Thursday 20 June 2019.

Date of Committee: 26 June 2019

Application Number and Address:

DC/19/00411/FUL
Dene House
Durham Road
Gateshead
NE9 5AE

Applicant:

Mr Peter Charlton

Proposal:

VARIATION OF CONDITION 1(approved plans) of DC/18/01206/FUL to provide two parking spaces for basement flat, Unit 1 with access from Littledene (amended/additional information 04/06/19)

Declarations of Interest:

Name

Nature of Interest

Councillor Maria Hall

Non-registrable Personal – Cllr Hall removed herself from the meeting discussion and subsequent voting.

List of speakers and details of any additional information submitted:

Ken Wood spoke in objection of the application

Members were given a verbal update that, since the publication of the agenda further representations had been received that challenged some of the content of the agenda report and reiterated issues already raised. It was not considered that any new issues had been raised.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Communities, Transport and Environment 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 -

- 8546c-01 Location Plan
- 8546c-02F Existing + Proposed Site Plan
- 8546c-03 Existing Plans
- 8546c-04C Proposed Plans
- 8546c-05 Existing Elevations
- 8546c-06B Proposed Elevations

8546c-07 Proposed Cycle Store
8546c-08A Proposed Workshop
A4 drawing Typical Gas barrier 10
Visqueen data sheet

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 the 21 February 2021.

.

3

Prior to first occupation of the development hereby permitted the gas membrane/ gas protection measures indicated on A4 drawing Typical Gas barrier 10 and Visqueen data sheet received on 8th February 2019 shall be installed wholly in accordance with the approved details.

4

Prior to commencement of the development hereby permitted a Preliminary Risk Assessment shall be undertaken and submitted for the consideration and written approval of the Local Planning Authority.

Should the findings of the Preliminary Risk Assessment indicate an intrusive site investigation with a Phase II Detailed Risk Assessment is required, these shall be undertaken and a report of the findings submitted for the consideration and written approval of the Local Planning Authority.

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 future users of the site, controlled waters 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 of this area. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and proposed validation strategy. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

N.B. The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape / garden areas.

5

The details of remediation measures approved under condition 4 shall be

implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

6

Following completion of the remediation measures approved under condition 5 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

7

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

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

8

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

The CMP shall include :

- full asbestos survey and proposed controls and management of any asbestos found
- a dust management plan
- a noise management plan
- pollution prevention measures
- contractor parking
- details of delivery arrangements including hours
- measures to limit and manage transfer of debris on to the highway

9

The CMP approved under condition 8 shall be wholly implemented and adhered to for the full duration of the demolition and construction of the development hereby permitted

10

The tree protection measures indicated on drawing 160/PA/01 Tree Constraints Protection Plan and Planting Proposals shall be implemented wholly in accordance with the details prior to the commencement of the development hereby permitted and retained for the duration of the construction of the development

11

Development shall not progress above damp proof course until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. The materials shall include:

timber appearance cladding
flat roof covering
grey upvc windows
grey render
permeable block paving

12

The materials approved under condition 11 shall be implemented wholly in accordance with the approved details and retained for the life of the development

13

Prior to the development hereby permitted progressing above damp proof course final largescale details of the conservation rooflights for the single storey flat roof shall be provided for the consideration and written approval of the Local Planning Authority

14

The details approved under condition 13 shall be implemented wholly in accordance with the approved details prior to first occupation of Unit 3 and retained for the life of the development thereafter

15

Prior to first occupation of the development hereby permitted details of autotracking of the turning head by a refuse wagon shall be submitted for the consideration and written approval of the Local Planning Authority. If the autotracking demonstrates that there is an overrun over the footpath then details of an extension of the imprint paving into the development site to create a small shared surface area with a segregated footway to include a demarcation between the adopted highway and private drive must be submitted for the consideration and written approval of the Local Planning Authority.

16

The details approved under condition 15 shall be implemented wholly in accordance with the approved details prior to the first occupation of any part of the development and retained clear for the purposes of turning vehicles and for the life of the development thereafter.

17

Prior to first occupation of the development hereby permitted a lighting scheme for the proposed footpaths and parking areas of the development site shall be submitted to and approved in writing by the local planning authority.

18

The details approved under condition 17 shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter.

19

Prior to first occupation of the development hereby permitted, details of warning signs to be installed within the site advising drivers of the potential for cyclists crossing ahead shall be submitted for the consideration and written approval of the Local Planning Authority. The scheme should include a red triangle warning sign to TSRGD diagram 950.

20

The details approved under condition 19 shall be implemented wholly in accordance with the approved details and retained thereafter for the life of the development.

21

Prior to first occupation of the development hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

22

The electric vehicle charging points approved at condition 21 shall be provided in accordance with the approved details prior to the development being first occupied and be retained thereafter.

23

Unless otherwise approved in writing by the Local Planning Authority, all works, demolition and ancillary operations in connection with the construction of the development hereby permitted, including the use of any equipment on the site, shall be carried out only between 08:00 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Internal works within dwellings shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1800 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

24

The driveway to unit 6 shall have a minimum visibility splay of 2m x 2m with no obstruction above 600mm.

25

No dwelling of the development hereby permitted shall be first occupied until final details of the cycle parking provision for that dwelling is submitted to and approved in writing by the Local Planning Authority and the cycle parking shall be provided on site prior to the occupation of each respective dwelling in accordance with the approved details.

26

Upon first occupation of each dwelling a sustainable travel welcome pack shall be provided to each of the new residents to inform of sustainable travel options to include bus timetables and cycle maps.

27

The recommendations at Section H of the Bat Survey dated December 2018 prepared by Taryn Rodgers of E3 Ecology shall be implemented in full for the life of the development

28

No gate shall be installed across the access opening on Durham Road without details having first been submitted to the Local Planning Authority for consideration and written approval. The details shall include a minimum 6m set back from the boundary wall along Durham Road.

The approved gate shall be installed thereafter and retained for the life of the development.

The approved gate to Littledene shall be automated and maintained as such for the life of the development.

29

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

Any additional comments on application/decision:

None

Date of Committee: 26 June 2019

Application Number and Address:

DC/19/00414/FUL
Pack Horse Inn
Lead Road
Greenside
Ryton
NE40 4BS

Applicant:

Mrs Lorraine Richardson

Proposal:

Change of use from Public House (A4 Use) to Childcare Day Centre (D1 Use) including erection of designated off-street parking bays.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Helen Haran spoke in objection to the application.

Helen Fitzpatrick spoke in objection to the application.

Paul Hillhouse spoke in objection to the application.

Lorraine Richardson spoke in favour of the application.

Reason for Minor Update

Further conditions recommended, and additional representations received

Two additional letters of representation have been received.

The first comments on the information contained with Trust Inns letter outlining the recent history of the Pack Horse Inn public house. The letter is summarized as follows:

- The pub's business increased by almost 10% in 2014/15
- The Pack Horse Inn supported the continuance of a number of regular sporting groups and local community groups
- Not all previous tenants left the pub due to a 'dying trade'

- The Pack Horse Inn was run the same way as Trust Inns high street pubs and the management of the pub was restrictive
- The letter echoes Trust Inns statement that they reduced the price of rent

In response to the points raised, whilst barrelage does increase from 96 barrels in 2013/2014 to 104 barrels in 2014/15, there has been a steady decline since 1999/2000. There may have been some small increases, but these are considered to be outliers.

Further, officers consider that it is not the role of the planning system to critique the business model of Trust Inns.

Other points raised have been addressed with the officer's report.

The second letter is an objection from Liz Twist MP. She refers to the designation of The Pack Horse as an Asset of Community Value and that residents in the local community were not given the opportunity to bid for the property as it was sold privately without the option for external bidders.

Liz Twist MP also asks that the ACV status of the premises is treated as a material consideration when weighing up the Committee's decision on this Change of Use application.

In response, as the most recent sale of the property took place in advance of the designation of the premises as an ACV, the sale was conducted correctly. There are provisions in the relevant regulation that non-compliant sales would be void (ineffective), meaning that the change of ownership has not taken place (regardless of whether it has been erroneously registered on the Land Register). Whilst the premises remain an ACV, any subsequent sale* would have to be notified to the Local Authority and the moratorium period triggered.

The status of the Pack Horse as an ACV is acknowledged in the main agenda report as being a material planning consideration.

A further two conditions are recommended to help promote sustainable travel options to and from the site.

11

The development hereby permitted shall not be occupied until the submission of a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- An assessment of the site, including the transport links to the site, on site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators
- Details of proposed measures
- Detailed timetable for implementing measures
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the hereby 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.

Reason

To help promote and monitor sustainable travel options to and from the site and in order to accord with the NPPF and policy CS13 of the CSUCP.

12

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

Reason

To ensure sustainable travel and in accordance with the NPPF and policy CS13 of the CSUCP.

*There are a number of circumstances where disposal of a ACV would not trigger the interim 6 week moratorium period, these come in part from the Localism Act and its associated Regulations.

Decision(s) and any conditions attached:

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 -

Ground Floor 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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on the submitted Application Form.

4

Prior to first use of the day care centre, final details of the secure and weatherproof cycle storage shall be submitted for consideration and written approval of the Local Planning Authority.

5

The details approved under condition 4 shall be implemented wholly in accordance with the approved details prior to first use of the day care centre and retained for the life of the development.

6

The opening hours of the premises shall be restricted to between 07:00 and 20:00 on any day unless otherwise approved in writing by the Local Planning Authority.

7

Notwithstanding the submitted plans, prior to first use of the day care centre, a revised layout for the parking area to the rear of the site shall be submitted to and agreed in writing by the Local Planning Authority.

8

The parking details approved in Condition 7 shall be implemented in full prior to first use of the day care centre hereby approved.

9

Before the pupil roll exceeds 25, details of the intended staff and pupil numbers along with details of proportionate measures to ensure the transportation impacts and safety of these additional staff and pupils can be accommodated at the site, shall be submitted for the written approval of the Local Planning Authority.

10

The physical provision, mitigation and/or management measures approved under condition 9 shall be implemented prior to the pupil roll exceeding 25.

11

The development hereby permitted shall not be occupied until the submission of a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- An assessment of the site, including the transport links to the site, on site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators
- Details of proposed measures
- Detailed timetable for implementing measures
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the hereby 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 for the life of the development.

Any additional comments on application/decision

None