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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 9 December 2020

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): Anderson, S Dickie and A Wheeler

PD567 MINUTES

The minutes of the meetings held on 11 November and 18 November 2020 respectively were approved as a correct record and signed by the Chair.

PD568 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD569 PLANNING APPLICATIONS

- RESOLVED:**
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
 - ii) That the applications granted in accordance with delegated powers be noted.

PD570 ENFORCEMENT TEAM ACTIVITY

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

PD571 ENFORCEMENT ACTION

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

PD572 PLANNING APPEALS

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

PD573 PLANNING OBLIGATIONS

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

Chair.....

Date of Committee: 9 December 2020

Application Number and Address:

DC/20/00161/FUL
The Runhead
Holburn Lane
Ryton
NE40 3HJ

Applicant:

Malhotra Group Plc

Proposal:

Proposed erection of tipi within beer garden and 1 no. timber clad storage container (additional info 05.11.20, 19.11.20, description amended 10.11.20)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations made

One further objection to the application has been received. The objection is summarised as follows:

- Noise and disturbance resulting from the proposal
- The development is not in-keeping and will not look very appealing

Council officers are of the opinion that the above issues have been addressed within the main Officer Report.

A verbal update was given to recommend that Members impose an additional condition that would prevent the installation of exterior lighting, in relation to the tipi's operation or access to/from it, without first providing full details so that the potential impact on residential and visual amenity can be considered.

Any additional comments on application/decision:

The Vice Chair requested that if a future application is made to renew this temporary consent, that it would be determined by Planning and Development Committee and not under powers delegated to officers. This was agreed by Members.

That temporary permission be GRANTED subject to the following condition(s), the additional condition in relation to the installation of exterior lights, 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 -

Location Plan

Existing Site Plan

300/P3 Proposed Elevations

102/P3 Proposed Site 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 consent hereby granted shall be for a limited period only of 1 year from the date of this decision notice. On the expiration of this period, the use of the tipi shall cease. The tipi and storage container shall be removed and the site returned to its former condition within three months of the date of expiry.

3

The development hereby permitted shall be constructed entirely of the materials detailed on the submitted Application Form and within the email and associated photographs received 19.11.20.

4

Unless otherwise approved in writing by the Local Planning Authority, all external 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.

5

The development hereby approved shall not be used between the hours of 22:00 and 08:00.

6

No live entertainment, amplified sound system or similar equipment associated with the development hereby approved shall be installed or used within the tipi at any time.

7

The development hereby approved shall be managed in complete accordance with the submitted Noise Management Plan Revision C.

Application Number and Address:

DC/20/00876/FUL
Former Whitley Court
Land South of Ebchester Avenue
Wrekenton
NE9 7AD

Applicant:

Gateshead Regeneration Partnership

Proposal:

Redevelopment of the vacant former Whitley Court site involving demolition of existing garages followed by erection 44 dwellings including family homes, assisted living bungalows and apartments with communal spaces (12 x 2 Bed Houses, 16 x 3 Bed Houses, 4 x 2 Bed Bungalows and 12 x 1 Bed Apartments) with additional unallocated parking area at Westwood Gardens between the existing properties (additional information received and amended 19/10/20, 21/10/20, 16/11/20, 20/11/20, 23/11/20 and 27/11/20) (Description amended 24/11/20)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Clarification of earliest decision date and condition(s) amended

Paragraphs 3.1 and 7.0 of the Officer Report refer to the publicity period ending on 17 December 2020, however, this date is 18 December 2020. No further representations have been received since the Officer Report was published.

Condition wording is also recommended to be amended as follows:

Condition 4 refers to implementation of specific materials and that Weinerberger Crofters Medley bricks be used instead of the brick type formally proposed. The applicant has provided an updated drawing indicating the replacement bricks to be used, and conditions 1 and 4 and recommended to be amended to read as below:

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan QD1356-300-01 Rev A (received 23.11.2020)

Proposed Site Layout Plan QD1356-311-01 Rev E (received 23.11.2020)

Assisted Living Apartments Ground Floor plan QD1361-317-01

Assisted Living Apartments First & Roof Floor plan QD1361-317-02 Rev A

Assisted Living Apartments Elevations QD1361-317-03 Rev B (received 20.11.2020)

Assisted Living Bungalows QD1361-317-04 Rev A (received 16.11.2020)

AF2 - 2 Bedroom House Type QD1356-317-05 Rev A (received 20.11.2020)

AF3 - 3 Bedroom House Type QD1361-317-06 Rev B (received 20.11.2020)

Parking Strategy QD1356-335-01 Rev C (received 23.11.2020)

Enclosures Layout QD1356-332-01 Rev B (received 23.11.2020)

Materials Layout QD1356-330-01 Rev B (received 03.12.2020)

External Levels QD1356-04-01 Rev E (received 23.11.2020)

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.

4

The boundary treatment and hard landscaping details approved under condition 3 shall be implemented in accordance with the approved details before the dwellings hereby approved are occupied and retained as such for the lifetime of the development.

The development hereby permitted shall also be constructed entirely of the materials detailed on plan QD1356-330-01 Rev B (received 03.12.2020).

All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the dwellings hereby approved and retained as such for the lifetime of the development.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing street scene, and to ensure the proposal would provide an appropriate level of privacy for future occupiers, in accordance saved policies DC2 and ENV3 of the Unitary Development Plan, policies CS14 and CS15 of the Core Strategy and Urban Core Plan and the NPPF.

Additionally, it is recommended that condition 9 be amended to the following wording:

9

No demolition or any other development (except service diversions) shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Plan shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) A Demolition and Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during demolition and construction;
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during demolition and construction
- (g) Measures to control noise and vibration during demolition and construction
- (h) A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason

To safeguard the amenities of nearby sensitive receptors and to safeguard highway safety and in accordance with saved policies DC1, DC2 and ENV61 of the Unitary Development Plan, policies CS13 and CS14 of the Core Strategy and Urban Core Plan and the NPPF.

Pre-commencement reason

To ensure that demolition and construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled demolition and/or construction and harm to highway safety which could otherwise occur.

Further, it is recommended that condition 22 be amended to the following wording:

22

The development hereby approved shall be implemented in accordance with the noise mitigation measures as detailed in the submitted Noise Assessment (specifically Table 8 and Figures 4 and 5) by NJD Environmental Associates dated June 2020 (project no. NJD19-0117-001R Rev 1) and shall not exceed the noise levels set by section 4 of 'Guidelines for community noise' (WHO, 1999) (or equivalent subsequent/superseding guidance). No dwelling shall be occupied until the respective measures relating to that unit have been fully implemented, and thereafter the measures shall be maintained in accordance with the approved details for the lifetime of the development.

Reason

To safeguard the amenities of future occupiers in accordance with saved policies DC1, DC2 and ENV61 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and the NPPF.

Any additional comments on application/decision:

Minded to GRANT planning permission, subject to planning conditions and subject to further representations and consultations that may be received before the current publicity/notification period ends (18 December), and that the Service Director of Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary:

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan QD1356-300-01 Rev A (received 23.11.2020)

Proposed Site Layout Plan QD1356-311-01 Rev E (received 23.11.2020)

Assisted Living Apartments Ground Floor plan QD1361-317-01

Assisted Living Apartments First & Roof Floor plan QD1361-317-02 Rev A

Assisted Living Apartments Elevations QD1361-317-03 Rev B (received 20.11.2020)

Assisted Living Bungalows QD1361-317-04 Rev A (received 16.11.2020)

AF2 - 2 Bedroom House Type QD1356-317-05 Rev A (received 20.11.2020)

AF3 - 3 Bedroom House Type QD1361-317-06 Rev B (received 20.11.2020)

Parking Strategy QD1356-335-01 Rev C (received 23.11.2020)

Enclosures Layout QD1356-332-01 Rev B (received 23.11.2020)

Materials Layout QD1356-330-01 Rev B (received 03.12.2020)

External Levels QD1356-04-01 Rev E (received 23.11.2020)

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 dwellings hereby approved shall not be occupied until final details of the appearance of the following features have been submitted to and approved in writing by the Local Planning Authority:

(a) Boundary treatments on site (including at the northern end of the proposed ramp, on the boundary with 11 Westwood Gardens)

(b) The appearance of hard landscaping on site

4

The boundary treatment and hard landscaping details approved under condition 3 shall be implemented in accordance with the approved details before the dwellings hereby approved are occupied and retained as such for the lifetime of the development.

The development hereby permitted shall also be constructed entirely of the materials detailed on plan QD1356-330-01 Rev B (received 03.12.2020).

All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the dwellings hereby approved and retained as such for the lifetime of the development.

5

All external 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 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

6

The apartments hereby approved shall be used as Use Class C3(b) ('Use as a dwellinghouse (whether or not as a sole or main residence) by not more than six residents living together as a single household where care is provided for residents') and for no other purpose (including any other purpose within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and for no other purpose (including any other use permitted by Schedule 2, Part 3 Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

7

No dwelling hereby approved shall be occupied until final details of the informal play area, including timescales for its laying out, and long term maintenance have been submitted to and approved in writing by the Local Planning Authority.

8

The informal play area approved under condition 7 shall be implemented in accordance with the approved details and maintained as such for the lifetime of the development.

9

No demolition or any other development (except service diversions) shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

- (a) The parking of vehicles of site operatives and visitors**
- (b) A Demolition and Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during demolition and construction;**
- (c) Storage of plant and materials used in constructing the development**
- (d) The erection and maintenance of security hoarding**
- (e) Wheel washing facilities**
- (f) Measures to control the emission of dust and dirt during demolition and construction**
- (g) Measures to control noise and vibration during demolition and construction**
- (h) A scheme for recycling/disposing of waste resulting from demolition and construction works.**

Pre-commencement reason

To ensure that demolition and construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled demolition and/or construction and harm to highway safety which could otherwise occur.

10

The Demolition and Construction Management Plan approved under condition 9 shall be adhered to throughout the demolition and construction period of the development.

11

No development or other operations shall commence on site in connection with the development hereby approved, (including soil moving or any operations involving the use of motorised vehicles or construction machinery) until a Tree Protection Scheme and Arboricultural Method Statement (particularly in relation to the tree east of the proposed unallocated parking bays at Westwood Gardens) have been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

To ensure that trees are appropriately protected at all times during works and

construction.

12

The details approved under condition 11 shall be implemented at all times during construction and there shall be no access, storage, ground disturbance or contamination within the protected areas without the prior written approval of the Local Planning Authority.

13

No dwelling hereby approved shall be occupied until a fully updated landscaping and replacement tree scheme, including native plant species, sizes, planting densities, precise locations and timescale for planting have been submitted to and approved in writing by the Local Planning Authority.

14

The scheme approved under condition 13 shall be implemented in full accordance with the approved details and 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 planting which dies, become diseased or is removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species.

No demolition or any other development shall take place until an Asbestos Removal Method Statement has been submitted to and approved in writing by the Local Planning Authority

Reason for prior to commencement condition

To ensure that all works can be carried out safely and appropriately at all times from the beginning of works in relation to asbestos.

16

The Asbestos Removal Method Statement approved under condition 15 shall be adhered to at all times during the demolition works.

17

Following demolition, no further development hereby approved shall commence until a report of final gas monitoring results and a remediation scheme (including timescales) pursuant to the submitted Phase II Risk Assessment and above gas monitoring have been submitted to and approved in writing by the Local Planning Authority.

18

The remediation measures approved under Condition 17 shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

19

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

20

The amended remediation and monitoring measures approved under condition 19 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development.

21

Where remediation is required (under conditions 17-20), following completion of the approved remediation and monitoring measures, no dwelling hereby approved shall be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

22

The development hereby approved shall be implemented in accordance with the noise mitigation measures as detailed in the submitted Noise Assessment (specifically Table 8 and Figures 4 and 5) by NJD Environmental Associates dated June 2020 (project no. NJD19-0117-001R Rev 1) and shall not exceed the noise levels set by section 4 of 'Guidelines for community noise' (WHO, 1999) (or equivalent subsequent/superseding guidance). No dwelling shall be occupied until the respective measures relating to that unit have been fully implemented, and thereafter the measures shall be maintained in accordance with the approved details for the lifetime of the development.

Any dwelling not passing the post-construction noise test shall not be occupied until the internal noise levels, at that property, have been re-tested and have been shown to have achieved the relevant internal noise levels.

23

The development shall be carried out in full accordance with the measures in section 6 of the submitted Preliminary Ecological Appraisal dated December 2019 (Galliford_WhitleyCt_PEA1.1), and no dwelling hereby approved shall be occupied until a plan indicating the locations of the integral potential bat roost features within at least four of the new dwellings, locations of bird nesting boxes for an appropriate suite of species on at least four new dwellings, and timescales for implementation of these features and the hedgehog highways, have been submitted to and approved in writing by the Local Planning Authority.

24

The details approved under condition 23 and the provision for hedgehog highways shown on plan QD1356-330-01 Rev A (received 23.11.2020) shall be implemented in full accordance with the approved details and timescales and retained and maintained as such for the lifetime of the development.

25

No new hard surfacing shall be installed on site until a revised Flood Risk Assessment and Drainage Strategy (including Drainage Layout Plan) incorporating the following details have been submitted to and approved in writing by the Local Planning Authority:

- (a) Evidence that the flows resulting from rainfall in excess of a 1 in 100 year rainfall event would be managed in exceedance routes that minimise the risks to people and property
- (b) Adequate flood resilience at properties to mitigate exceedance flood events
- (c) Confirmation on a drainage plan that downpipes would discharge directly into the rain gardens at ground level
- (d) A scheme to manage/address risk of overland runoff accumulating to the eastern gable of plot 20
- (e) An updated impermeable areas drawing showing all impermeable areas that cannot drain to landscaping (eg. pathways between drives) and should be included in the areas contributing to the drainage system
- (f) Consistency between the drainage plan and drainage calculations
- (g) Clarity on the modelling and intended ground levels relating to the permeable paved area for parking to plots 35-41
- (h) Confirmation that a geotextile would be provided between raingarden topsoil and the top of the crated tank to prevent fines draining into the tank
- (i) Confirmation that the porous bitmac base would be punctured in accordance with Ciria SuDS manual standards (ie. 75mm dia core on an orthogonal grid of 750mm)
- (j) Clarity regarding the proposed permeable membrane to base and sides and whether the intention is to allow partial infiltration to the ground
- (k) Adequate thicknesses of sub-bases
- (l) Measures for adequate sediment removal in the geocellular system
- (m) Final details of drainage measures in the highway

26

The development hereby approved shall be implemented in accordance with the details approved under condition 25 at all times and retained and maintained as such for the lifetime of the development.

The drainage scheme shall also ensure that foul flows discharge to the foul sewer at manholes 6202 and 5204 and ensure that surface water discharges to the surface water sewer at manholes 6201 and 5203. The surface water discharge rate shall not exceed the available capacity of 20l/sec that has been identified in this sewer.

27

No dwellings hereby approved shall be occupied until a scheme relating to electric vehicle charging infrastructure has been submitted to and approved in writing by the Local Planning Authority.

28

The scheme approved under condition 27 shall be implemented in accordance with the approved details before the respective dwelling is occupied and the electric vehicle infrastructure shall be retained and maintained as such for the lifetime of the development.

29

No apartments hereby approved shall be occupied until final details of secure and weatherproof cycle storage for the apartments have been submitted to and approved in writing by the Local Planning Authority.

30

The details approved under condition 29 for the apartments and the details on plan QD1356-SHED-01 for the houses and bungalows shall be implemented in accordance with the approved details before the respective dwelling is occupied and retained and maintained as such for the lifetime of the development.

31

No dwellings hereby approved shall be occupied until the following details and timescales for their implementation, have been submitted to and approved in writing by the Local Planning Authority:

a) A detailed highways design, including upgrade work deemed necessary on the existing carriageways of Ebchester Avenue and Marsden Grove, the widening of those roads at the junction with Springwell Road and at the south eastern part of Ebchester Avenue (at Westwood Gardens), necessary road markings, final details of the unallocated parking area at Westwood Gardens (including surfacing, new pathways and retention of the existing tree), 1.8m wide unallocated parking laybys on the northern boundary at Ebchester Avenue and an 100mm kerb face between it and the footway, and appropriate chamfering of the two westernmost laybys at house 1.

b) Details of all areas of public highway to be stopped-up, improved and adopted

c) Details of the upgrading of the public right of way along the eastern boundary of the site, to ensure that a bituminous path to adoptable standards is provided between the footway of Springwell Road and the proposed ramp, and then continuing along the public right of way until the point where the new steps would intersect it

(d) A street lighting scheme to adoptable standards (showing relocation of the existing lighting columns and a new street lighting scheme for the development, including the specifications and locations of the street lights, and lighting along the upgraded public right of way)

(e) Confirmation that the ramp on the eastern boundary would have a maximum gradient of 1 in 20

(f) Final layout of all driveways with the full standard visibility splay of 2m x 2m

32

The details approved under condition 31 shall be implemented in accordance with the approved details and timescales and retained and maintained as such thereafter.

33

The dwellings hereby approved shall not be occupied until details of a scheme demonstrating a minimum of 15% affordable homes would be provided on site has been submitted to and approved in writing by the Local Planning Authority.

Date of Committee: 9 December 2020

Application Number and Address:

DC/20/00924/FUL
Land on North Side of Lead Road (Penny Hill)

Applicant:

Mr Alex Mitchell

Proposal:

VARIATION OF CONDITION 8 (approved plans) and 10 (noise) of permission DC/18/01009/FUL for the construction of gas-powered standby generation plant.

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

Minded to GRANT a temporary planning permission (for 25 years from the date of this permission), subject to planning conditions and referral of the application to the Secretary of State, 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 approved Construction Method Statement (ref 1898-R001 dated September 2019 and including plans 21330B-0206 rev P6, 21330B-0205 rev P6, 21330B-0204 rev P6) shall be adhered to throughout the construction period for the development.

For the avoidance of doubt, HGVs and LGVs shall turn in the main construction compound only, as shown on plans 21330B-0207 rev P1 and 21330B-0206 rev P6.

2

Within 6 months of the end of the construction period, all items, structures, hardcore and any underground apparatus or concrete shall be removed from the temporary compound (as identified on plans 21330B-0204 P6, 21330B-0205 P6 and 21330B-0206 P6 within the Construction Method Statement (ref 1898-R001 dated September 2019)) and the relevant land shall be subsequently restored to its undeveloped state.

3

The materials used in relation to the development shall be in full accordance with the approved materials, as detailed in Schedule 2 of the covering letter ref 5148/kl dated 24.09.2019 and the gas kiosks shall be metallic with powder a coat finish (Moss Green RAL6005).

4

The illumination of the external areas shall be in full accordance with the details approved in 'Lighting Details (November 2019)' received 15.11.2019, at all times for the lifetime of the development.

5

The development to which this permission relates must be commenced not later than 3 years from the date that the original temporary planning permission DC/18/01009/FUL, which was granted on 07.03.2019.

6

The development shall be carried out in complete accordance with the approved plans and documents as detailed below -

911-PL-01 Rev 3 dated 10.07.2018

21330B-0201 P14

911-PL-04 Rev 7 dated 10.07.2018

21330B-0301 P8

21330B-0405 P4

21330-0400 P2

21330-0402 P1

21330-0403 P1

21330-0406 P1

21330-0407 P1

21330-0409 P1

21330-0411 P1

21330-0413 P1

21330-0404 P2

CRM.349.008.L.D.001 dated 31.08.2018

CRM.349.008.L.D.002 dated 17.12.2018

CRM.349.008.L.D.003 dated 17.12.2018

CRM.349.008.L.D.004 dated 17.12.2018

J4217A/1/F3 dated 12.08.20

CRM.349.008.EC.R.001 dated 05.09.2018

CRM.349.008.GE. R.006.A dated April 2018

Noise Assessment (20-158-1) Rev 2 dated 12.08.20

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.

7

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the

development, including deliveries to the site, shall be carried out only between 08:00 and 18:00 Monday to Friday and 08:00 to 17:00 on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

8

The noise rating level from the operation of the plant hereby approved shall not exceed the typical daytime background noise level, as measured at the façade of any noise-sensitive receptor, existing at the time of the granting of planning permission (identified in section 4 of the Noise Assessment ref 20-158-1 dated 12.08.2020), when assessed in accordance with the methodology set out in BS 4142:2014:+A1:2019 Methods for rating and assessing industrial and commercial sound. Night time operation (23:00 - 07:00) of the facility will be limited to emergency situations as defined by the National Grid.

9

The implementation of the approved landscaping details (shown on plans CRM.349.008.L.D.001 dated 31.08.2018, CRM.349.008.L.D.002 dated 17.12.2018, CRM.349.008.L.D.003 dated 17.12.2018, CRM.349.008.L.D.004 dated 17.12.2018) shall be carried out in the first planting and seeding season (October to March) following the completion of the development, and any trees, shrubs or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10

The ecological mitigation measures in Section 5.2 of Ecological Appraisal report CRM.349.008.EC.R.001 dated 05.09.2018 shall be adhered to and carried out in full during any site preparation works and the construction of the development hereby approved.

11

Within 25 years of the date of this permission or 6 months of the end of the operational life of the standby generation plant hereby approved (whichever is soonest) the plant shall be decommissioned, all items, structures, hardcore and any underground apparatus or concrete shall be removed from the site within the red line application site identified on drawing 911-PL-04 Rev 7 dated 10.07.2018 and the land shall be subsequently restored to its undeveloped state in accordance with a scheme which shall have previously been submitted to and approved in writing by the Local Planning Authority.

Date of Committee: 9 December 2020

Application Number and Address:

DC/20/00954/HHA
41 Haswell Close
Felling
Gateshead
NE10 8UE

Applicant:

Mr Scott Jobson

Proposal:

Demolition of sun lounge and erection of single storey rear extension (Description amended 1/12/20)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Reason for Update

WITHDRAWN FROM AGENDA

This application has been withdrawn from the agenda and will no longer need to be considered by the Planning and Development Committee.

The application was to be reported as a Councillor had objected to the application, that objection has since been withdrawn.

The application can now be considered under delegated powers.

Any additional comments on application/decision:

None

