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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 3 February 2021

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, I Patterson,
J Turnbull, R Waugh and A Wheeler

APOLOGIES: Councillor(s): Anderson, S Dickie and K Wood

PD582 MINUTES

The minutes of the meeting held on 13 January 2021 were approved as a correct record and signed by the Chair.

PD583 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD584 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.

PD585 ENFORCEMENT TEAM ACTIVITY

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

PD586 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee.

RESOLVED: That the information be noted.

PD587 PLANNING APPEALS

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

PD588 PLANNING OBLIGATIONS

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

Chair.....

Date of Committee: 3 February 2021

Application Number and Address:

DC/20/00119/FUL
Land at Former Freight Depot
St James Road
Gateshead
NE8 3EQ

Applicant:

Vistry Partnerships

Proposal:

Demolition of redundant utility apparatus building, construction of a proposed residential development of 300 dwellings, community hub building and associated infrastructure (amended 20/05/2020, 20/11/2020, 23/11/2020)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Reason for Minor Update:

Condition(s) added/deleted/amended

Further to the main report, it has become evident that further noise complaint has been made to the Environmental Health Department regarding rail cutting and associated activity late into the evening. As such, it is considered further information ought to be provided by the application in order to address any impact on future occupiers.

To this end, it is recommended that Condition 55 be amended as follows;

“No residential unit hereby approved shall progress above damp proof course until an updated/amended noise impact assessment and noise mitigation measure have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the emission of noise is controlled in the interests of the amenity of nearby residents, in accordance with the NPPF, Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and Policies 17 and 18 of the MSGP.”

It is also recommended that a further condition be added (Condition 65), the condition should read;

“The noise mitigation measures for each individual property (approved under Condition 55) shall be implemented in full prior to the occupation of each respective property hereby approved.

Reason

To ensure that the emission of noise is controlled in the interests of the amenity of nearby residents, in accordance with the NPPF, Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and Policies 17 and 18 of the MSGP.

Further to the main report, it is considered necessary for Conditions 37 and 63 to be amended to reference that the respective highway works need to reflect the need for the outcomes of the RSA. It is recommended that the conditions are amended as follows;

“Condition 37

Notwithstanding the submitted information, no development shall progress beyond damp proof course until details of access arrangement onto St James Road and St James Square have been submitted to and approved in writing by the Local Planning Authority. The submission shall include including details of how the scheme has had appropriate regard to the RSA, visibility splays and associated changes to waiting restrictions, alterations to existing traffic calming, works associated with the emergency access, how the cycle route ties into the footway on St James Road which is not currently shared use and a timetable for implementation.

Reason

In the interests of highway safety and sustainability in accordance with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan and Policies 14 and 15 of the MSGP.”

And:

“Condition 63

Notwithstanding the submitted information, no development shall progress beyond damp proof course until details of access arrangement onto Park Lane (including how the details have had appropriate regard to the submitted RSA) have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and sustainability in accordance with the NPPF, policy CS13 of the Core Strategy and Urban Core Plan and Policies 14 and 15 of the MSGP.”

Any additional comments on application/decision:

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, unless otherwise required by condition attached to this permission -

QD1091-300-01 Location Plan 1:1250 A1

QD1091-301-01 Existing Site Plan 1:500 A0

QD1091-311-01 Planning Layout (Masterplan) 1:500 A0 - D

QD1091-DLR-01 Freight House Type DLR 1:100 A1 - A

QD1091-FNW-01 Freight House Type FNW 1:100 A1 - A

QD1091-GWR-01 Freight House Type GWR 1:100 A1 - A
 QD1091-LNR-01 Freight House Type LNR 1:100 A1 - A
 QD1091-MML-01 Freight House Type MML 1:100 A1 - A
 QD1091-NLR-01 Freight House Type NLR 1:100 A1 - A
 QD1091-SSR-01 Freight House Type SRR 1:100 A1 - A
 QD1091-TLR-01 Freight House Type TLR 1:100 A1 - A
 QD1091-VWC-01 Freight House Type VWC 1:100 A1 - A
 QD1091-WLL-01 Freight House Type WWL 1:100 A1 - A
 QD1091-XCT-01 Freight House Type XCT 1:100 A1 - A
 QD1091-HUB-01 Community Hub 1:100 A1
 QD1091-APART-01 Apartments Sheet 1 1:100 A1
 QD1091-APART-02 Apartments Sheet 2 1:100 A1
 QD1091-APART-03 Apartments Sheet 3 NTS A1 -
 QD1091-PRIVACY-01 Privacy Screening to Balconies 1:50 A1
 QD1091-STORAGE-01 Cycle and Waste Storage 1:50 A1
 QD1091-GARAGES-01 Garages 1:100 A1
 QD1091-SHED-01 Shed 1:20 A1
 QD1091-308-01 Existing Site Sections sheet 1 1:200 A0
 QD1091-308-02 Existing Site Sections sheet 2 1:200 A0
 QD1091-319-01 Proposed Site Sections sheet 1 1:200 A0 - B
 QD1091-319-02 Proposed Site Sections sheet 2 1:200 A0 - B
 QD1091-360-01 Master Deed Plan 1:500 A0
 QD1091-390-01 Design and Access Statement NTS A3
 GHFD-COL-00-XX-DO-L-6002 Landscape - Northern Gateway and Hub 1:500 A3 - 5
 GHFD-COL-00-XX-DO-L-6003 Landscape - Habitat Link Space 1:500 A3 - 6
 GHFD-COL-00-XX-DO-L-6004 Landscape - Linked Basin Parks 1:500 A3 - 3
 GHFD-COL-00-XX-DO-L-6005 Landscape - Apartment Gardens 1:500 A3 - 5
 LTH checklist HOUSES NTS A4
 LTH checklist APARTMENTS NTS A4
 290120 Affordable Housing Statement NTS A4
 7995.001 Gateshead freight depot ecological assessment NTS A4
 D7995.001-003 Freight Depot Gateshead AIA (Short Format) NTS A4
 QD1091 QD1091 Flood Risk Assessment 27 01 20 NTS A4 - A
 QD1091-03-01 Engineering Layout 1:500 A0 - B
 QD1091-03-01 Engineering Layout 1:500 A0 A
 QD1091-03-02 SUDS Location Layout 1:500 A0 - A
 QD1091-05-01 Longsections 1:500 A0 - A
 QD1091 GeoEnv Appraisal and Remediation Strategy Report NTS A4 B C
 Coal Mining Search NTS A4 -
 NJD19-0159-002R 002R Freight Depot - Noise Final NTS A4 - May-20
 NJD19-0159-001R Air Quality Assessment NTS A4
 P20-0062 Planning Statement NTS A4 A
 Statement of Community Involvement NTS A4
 QD1091 Sustainability Statement NTS A4
 103501-TA-01C Transport Assessment NTS A4 - E
 103501-TP-01B Residential Travel Plan NTS A4 - E
 (CIL) - Form 1: CIL Additional Information NTS A4
 Building For Life 12 Evaluation Assessment NTS A4
 Freight Depot code 3 pre-assessment NTS A4
 QD1091-344-01 Critical Distances and Plot Extents Plan 1:500 A0 - B
 QD1091-335-01 Parking Strategy 1:500 A0 - B

QD1091-40-01 Refuse and Fire Tender Tracking Plan 1:500 A0 - A
QD1091-40-02 Car Tracking Plan 1:500 A0 A
GHFD-COL-00-XX-DO-L-0102-01 Planting Strategy NTS A3
Ground Investigation Additional Information / Drawings Mixed Mix
QD1091-HOMEAPART-01 Home Group Apartments Sheet 1 1:100 A1 B
QD1091-HOMEAPART-02 Home Group Apartments Sheet 2 1:100 A1 B
QD1091-390-02 Design and Access Statement - ADDENDUM NTS A3 - A
QD1091-320-01 Masterplan Rendered 1:500 A0 D
NDSS Assessment Freight 07 04 20 NTS A4 A
GHFD_COL_00_XX-DO-L-0102-03 Planting Strategy NTS A3
GHFD-COL-00-XX-DO-L-6011-03 Sport England Area Requirement Plan NTS A3
3
C8724 Remediation Strategy March 2020 NTS A4
QD1091-04-01 External Works Sheet 1 1:200 A0 A
QD1091-04-02 External Works Sheet 2 1:200 A0 A
QD1091-04-03 External Works Sheet 3 1:200 A0 A
QD1091-04-01 External Works Sheet 1 1:200 A0 B
QD1091-04-02 External Works Sheet 2 1:200 A0 A
QD1091-04-03 External Works Sheet 3 1:200 A0 A
QD1091-04-04 External Works Sheet 4 1:200 A0 A
QD1091-04-05 Basin A GA 1:250 A1
QD1091-04-06 Basin B GA 1:250 A1
QD1091-04-07 Basin C GA 1:250 A1
QD1091-04-08 Basin D GA 1:250 A1
QD1091-04-09 Basin E GA 1:250 A1

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 the first occupation of any residential unit hereby permitted, a fully detailed scheme for the landscaping the development of the site and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of all landscaping, ground preparation and planting plans noting the species, plant sizes, planting densities for all new planting, gapping up/planting of hedgerows and a scheme of maintenance of retained and proposed landscaping.

4

The landscaping scheme approved under Condition 3 shall be implemented in accordance with the timetable for implementation approved under Condition 3.

5

All proposed and maintained landscaping shall be maintained in accordance with the maintenance scheme approved under Condition 3.

6

All works shall take place in accordance with the submitted Arboricultural Impact Assessment (D7995.001-003 Freight Depot Gateshead AIA (Short Format)). Further, all protective fencing specified by the AIA must be installed prior to the commencement of any development hereby permitted and thereafter retained intact for the full duration of the construction works on that phase of the development 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.

7

No development shall commence until the final details of the drainage scheme has been submitted and approved in writing by the Local Planning Authority. The drainage scheme shall be presented in accordance with the Gateshead Interim SuDS Guidelines.

This shall include an updated drainage assessment that shall demonstrate adequate water treatment is provided, including for highways runoff, an assessment of minewater risk, a drainage sub-catchment drawing, cross sections through basins, demonstration that the scheme is acceptable to Network Rail, details of adoption arrangements, and demonstration that the appropriate safeguards will be put in place to ensure permeable paving within private curtilage is maintained and protected as permeable paving for the lifetime of the development and a SuDS Health and Safety assessment.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co-ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

8

The final drainage scheme shall be carried out in full accordance with the details approved under condition 7 (including timings for implementation).

9

No drainage shall be constructed until a Drainage Construction Method Statement (DCMS) has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.

Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, erosion prevention, pollution control, and de-silting prior to completion of works.

10

The development shall be implemented in accordance with the Drainage Construction Method Statement for that phase of the development approved at condition 9.

11

No work in relation to any proposed drainage features shall take place until a long-term management plan for the drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

12

The drainage scheme shall be managed in full accordance with the management plan approved under condition 11 for the lifetime of the development.

13

Notwithstanding the submitted information, no development shall take place (including any demolition, grounds works, vegetation/site clearance) until a method statement for statutorily protected and priority species, invasive non-native species and retained habitats/features within/immediately outwith the development site, has been submitted to and approved in writing by the local planning authority. The method statement shall include:

- Risk assessment of potentially damaging construction activities
- Identification of biodiversity protection zones
- Practical measures (both physical and sensitive working practices) to avoid or reduce impacts during vegetation/site clearance and construction
- The location and timing of sensitive works to avoid harm to biodiversity features
- The times during the vegetation/site clearance and construction when specialist ecologists need to be present on site to oversee works
- Responsible person(s) and lines of communication
- The role and responsibilities of the ecological clerk of works (ECoW) or similarly competent person

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

14

The development shall be undertaken and maintained in full accordance with the biodiversity method statement approved under condition 13.

15

Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas and features on site that are particularly sensitive for biodiversity and ecological connectivity
- Show how and where external lighting will be installed through the provision

of appropriate lighting contour plans and technical specifications so that it can be demonstrated that potential impacts on light sensitive species/features will be avoided/minimised

16

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 15.

17

Notwithstanding the submitted information, no development shall progress beyond damp proof course until an ecological design strategy (EDS) detailing the provision of on site ecological mitigation, compensation and enhancement measures has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:

- Purpose and conservation objectives of the proposed measures
- Review of site potential and constraints
- Detailed design(s) and or working method(s) to achieve stated objectives
- Extent and location/area of proposed measures on appropriate scale maps, plans and elevational drawings
- Type and source of materials to be used
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- Person(s) responsible for implementing the measures
- Details of initial aftercare and long-term maintenance
- Details of monitoring and remedial measures
- Details for disposal of any wastes arising from the measures

18

The development shall be undertaken and maintained in full accordance with the ecological design strategy approved under condition 17.

19

A landscape and ecological management plan (LEMP) for all landscaping features and landscaping shall be submitted to, and be approved in writing by, the local planning authority prior to the first occupation of any residential unit hereby approved.

The content of the LEMP shall include the following;

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.

- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

20

All retained landscape features shall be managed in full accordance with the LEMP approved under condition 19.

21

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) for each phase of the development has been submitted to and subsequently approved in writing by the Local Planning Authority.

22

All hard landscaping shall be completed in full accordance with the details approved at Condition 21 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

23

No residential unit hereby approved shall progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority.

24

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 23.

25

Notwithstanding the submitted information, no development shall progress beyond damp proof course until a swept path analysis has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where amendments are found to be necessary they must be submitted as part of the analysis alongside a timetable for implementation.

26

Any amendments to the layout identified by the swept path analysis approved under condition 25, shall be undertaken in accordance with the approved timetable for implementation.

27

Notwithstanding the submitted information, no development shall progress beyond damp proof course until a visibility splays analysis for the cycle route and all driveways have been submitted to and approved in writing by the Local Planning Authority. Where amendments are found to be necessary they must be submitted as part of the analysis alongside a timetable for implementation.

28

Any amendments to the layout identified by the visibility splay analysis approved under condition 27, shall be undertaken in accordance with the approved timetable for implementation.

29

Notwithstanding the submitted information, no development shall progress beyond damp proof course until a visitor parking layout (showing the number and location of all visitor parking) has been submitted to and approved in writing by the Local Planning Authority.

30

The development shall be completed in full accordance with the visitor parking layout approved under condition 29.

31

Notwithstanding the submitted information, no development shall progress beyond damp proof course until a car club strategy has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- the number and location of all car club parking spaces/vehicles;
- how the 'car club' will be delivered;
- how the 'car club' will be managed; and
- a timetable for the implementation of the 'car club'.

32

The 'car club' shall be delivered and operated in full accordance with the development shall be completed in full accordance with the car club strategy (including the timescale for implementation) approved under condition 31.

33

Notwithstanding the submitted information, no development shall progress beyond damp proof course until a details of an amended pedestrian link have been submitted to and approved in writing by the Local Planning Authority. The amended pedestrian shall include the following alterations/improvements;

- an additional link to the shared path to link the private path associated with plots 113-130;
- the inclusion of a 3 metre wide shared path around the eastern part of the site; and
- a connection to the 3 metres wide shared path between plot35 and plot 14.
-

34

The development shall be completed in full accordance with the amended pedestrian link details approved under condition 33.

35

Notwithstanding the submitted information, no development shall progress beyond damp proof course until amendments to the shared route have been submitted to and approved in writing by the Local Planning Authority. The amended pedestrian shall include the following alterations/improvements;

- a splay for cyclists at plots 68 and 74;
- details of how the cycle route crosses junctions;
- details of bollards and/or fencing required to avoid abuse of the shared surface;
- details of signage proposed for the shared cycle/pedestrian route; and
- a timetable for implementation.

36

The development shall be completed in full accordance with the amendments to the shared route (including the timetable for implementation) approved under condition 35.

37

Notwithstanding the submitted information, no development shall progress beyond damp proof course until details of access arrangement onto St James Road and St James Square have been submitted to and approved in writing by the Local Planning Authority. The detail shall include including how visibility splays and associated changes to waiting restrictions, alterations to existing traffic calming, works associated with the emergency access, how the cycle route ties into the footway on St James Road which is not currently shared use and a timetable for implementation.

38

The development shall be completed in full accordance with access arrangement (including the timetable for implementation) approved under condition 37.

39

Notwithstanding the submitted information, prior to the occupation of any residential property hereby approved details of traffic calming, 20MPH zone signage and a timetable for implementation shall submitted to and approved in writing by the Local Planning Authority.

40

The development shall be completed in full accordance with traffic calming and 20MPH signage details (including the timetable for implementation) approved under condition 39.

41

Notwithstanding the submitted information, prior to the occupation of any residential property hereby approved details of waiting restrictions within the site and a timetable for implementation shall submitted to and approved in writing by the Local Planning Authority.

42

The development shall be completed in full accordance with waiting restriction details (including the timetable for implementation) approved under condition 41.

43

Notwithstanding the submitted information, no development shall progress beyond damp proof course until amended longsections have been submitted to and approved in writing by the Local Planning Authority.

44

The development shall be completed in full accordance with the longsections approved under condition 43.

45

Notwithstanding the submitted information, no works shall take place to the retaining wall to the north of the site (abutting Park Road) until a method statement pertaining to works to the wall has been submitted to and approved in writing by the Local Planning Authority.

46

The development shall be completed in full accordance with the method statement approved under condition 45.

47

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house to include details of the locking mechanism and anchor point to be located in each garage or shed (or other appropriate storage) to Secure by Design standards shall be submitted to and approved in writing by the Local Planning Authority.

48

The cycle storage provision approved at condition 47 shall be provided for each house prior to each residential unit being occupied.

49

Prior to the first occupation of any residential unit hereby approved electric vehicle charging scheme shall be submitted to and approved in writing by the Local Planning Authority.

50

The electric vehicle charging scheme approved at condition 49 shall be provided for each house prior to each residential unit being occupied.

51

No residential unit hereby approved shall be occupied until a final 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.
- 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 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.

52

The Travel Plan approved under condition 52 shall be wholly implemented in accordance with the approved details for the life of the development

53

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

The CMP shall include:

- the location and layout of the compound area
- vehicle access locations
- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements
- a construction layout plan

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, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of construction works and the manner in which they are undertaken could affect adjacent occupiers.

54

The development shall be implemented in accordance with Construction Management Plan (CMP) measures approved under condition 53.

55

The noise mitigation measures (for each respective property hereby approved) set out within the submitted Noise Assessment (NJD19-0159-002R, 002R Freight Depot - Noise Final, May 2020) shall be implemented in full prior to the occupation of each respective property hereby approved.

56

The development must be carried out in full accordance with the submitted Remediation Strategy, made up of the following documents;

- 3515OR04 FWS Remediation Strategy
- 3515OR04 FWS Geo Environmental Report FINAL & Appendices

57

Upon completion of the remediation works detailed in the approved Remediation Strategy Statement and prior to the occupation of any residential unit hereby permitted, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

58

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. An amended risk assessment of the development should then be undertaken, to determine whether remedial works are necessary.

59

No development, other than remediation works, shall commence in those areas identified on Drawing 3515OD15 as at risk from instability arising from past coal mining activity, until the remediation works pertaining to coal mining legacy issues set out in the approved Remediation Strategy have been implemented in full.

60

Prior to the first occupation of any residential unit located within those parts of the site identified on Drawing 3515OD15 as requiring remedial works to address land instability, a verification report confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This report shall confirm the completion of the remedial works necessary to address the risks posed by past coal mining activity.

61

Notwithstanding the approved plans, no boundary treatments shall be provided until an updated boundary treatment plan and timetable for implementation has been submitted to and subsequently approved in writing by the LPA.

62

All boundary treatments on the site shall be installed in accordance with the boundary treatment plan and timetable for implementation approved under condition 61.

63

Notwithstanding the submitted information, no development shall progress beyond damp proof course until details of access arrangement onto Park Lane have been submitted to and approved in writing by the Local Planning Authority.

64

The development shall be completed in full accordance with access arrangement (including the timetable for implementation) approved under condition 63.

Any additional comments on application/decision:

None

Date of Committee: 3 February 2021

Application Number and Address:

DC/20/00660/FUL
3 Hillcroft South
Station Road
Low Fell
Gateshead
NE9 6HD

Applicant:

Eva Szewczyk

Proposal:

Erection of detached dwelling (amended plans and additional information submitted 25.09.2020, 28.09.2020, 30.10.2020, 23.11.2020 and 16.12.2020)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Ms Eva Szewczyk spoke in favour of the application

Decision(s) and any conditions attached:

That permission be REFUSED for the following reasons:

1

The proposed development would result in less than substantial harm to the special character of the Saltwell Conservation Area by means of subdivision of grounds and loss of trees, that would not be outweighed by public benefits nor does the application demonstrate clear and convincing justification for the harm to the Conservation Area. The proposal is contrary to the aims and objectives of the National Planning Policy Framework, Policy CS15 of the Core Strategy and Urban Core Plan and policies MSGP24, MSGP25 and MSGP36 of the Making Spaces for Growing Places Local Plan Document.

2

Given the location of the site, the layout of the development and the limited separation distances between habitable room windows on both the proposed dwelling and existing residential properties; the development would have a detrimental impact on the living conditions of existing residents due to noise and disturbance, loss of privacy, loss of outlook, overshadowing and by means of the overbearing and oppressive nature of the development therefore the proposal would conflict with the aims and objectives of the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and policy MSGP17 of the Making Spaces for Growing Places Local Plan Document.

Any additional comments on application/decision:

None

Date of Committee: 3 February 2021

Application Number and Address:

DC/20/00889/GPDE
10 Marlboro Avenue
Whickham
Newcastle upon Tyne
NE16 3ER

Applicant:

Mr Ryan Powell

Proposal:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, with a maximum height of 4m, and a maximum eaves height of 2.65m (amended 21.10.2020 and 02.12.2020)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Decision(s) and any conditions attached:

That Prior Approval is Required and APPROVED

Any additional comments on application/decision:

Councillor Ord moved that a condition be added to prevent the creation of any additional openings in the extension than shown on the submitted plans. This was agreed and was the motion proposed and voted on by Members.

