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GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 1 December 2021

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): Anderson, D Burnett, L Caffrey, S Dickie, A Geddes, M Hall, L Kirton, K McCartney, C Ord, R Oxberry, I Patterson, J Turnbull, R Waugh, K Wood, J Green, J Turner, H Weatherley and J Mohammed

APOLOGIES: Councillor(s): K Ferdinand, E McMaster, A Wheeler and R Beadle

PD654 MINUTES

The minutes of the meeting held on 3 November 2021 were approved as a correct record and signed by the Chair.

PD655 DECLARATIONS OF INTEREST

Councillor Alex Geddes declared a personal interest in application DC/21/00837/HHA and removed himself from the meeting for the duration of this item.

PD656 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.

PD657 FUNDING INFRASTRUCTURE STATEMENT

The Committee received a report which provided an update on the latest version of the Infrastructure Funding Statement (IFS) which is required to be published

annually on the Council's website by 31 December each year.

A copy of this year's IFS was appended to the main report for information. This is due to go to Cabinet this month to seek approval to publish the document on the website.

RESOLVED – That the information be noted.

PD658 ENFORCEMENT TEAM ACTIVITY

The Committee received a report informing them of Enforcement Activity between the period 20 October 2021 and 17 November 2021.

The Enforcement Team have received 54 new service requests with 280 cases now resolved.

There are 46 pending prosecutions and the Enforcement Team have attended no court hearings during this period.

RESOLVED – That the information be noted.

PD659 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.

PD660 PLANNING APPEALS

The Committee were advised of new appeals received and to report the decisions of the Secretary of State during the report period.

The Committee were advised that since the last Committee there has been four new appeals lodged.

The Committee were advised that since the last Committee there have been two new appeal decisions received.

The Committee were advised that there have been no appeal cost decisions.

RESOLVED - That the information be noted

PD661 PLANNING OBLIGATIONS

The Committee were advised of the completion of Planning Obligations which have previously been authorised.

Since the last Committee there have been no new planning obligations.

Since the last Committee there have been no new payments received in respect of planning obligations.

RESOLVED - That the information be noted

Chair.....

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Date of Committee: 1 December 2021

Application Number and Address:

DC/20/01075/FUL
Site of Old Carr Hill Clinic
Carr Hill Road
Gateshead

Applicant:

Mr Ricki Hutchinson

Proposal:

Proposed construction of four, two-bedroom residential dwellings (description and plans amended 29.06.2021, plans amended 01.10.2021, 15.10.2021 and 28.10.2021).

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:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 –

2005/A/001 Revision G

2005/A/002 Revision H

2005/A/003 Revision K

DTP/3707021/ATR001 Revision E

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
Development shall not commence above damp-proof course level until details of all materials, colours and finishes to be used on all external surfaces, including areas of hardstanding, have been submitted to and subsequently approved in writing by the Local Planning Authority.

4
The development hereby approved shall be implemented in accordance with the external materials specified and approved under Condition 3.

5
The landscaping scheme demonstrated in plan no. 2005/A/001 Revision G shall be implemented in accordance with the approved details within the first available planting season (October to March) 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 grass which fails to establish shall be re-established.

6
Prior to the first occupation of the site, a fully detailed scheme for landscaping outside of the plot boundaries shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

7
The landscaping scheme approved under condition 6 shall be implemented in accordance with the approved details within the first available planting season (October to March) 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 vegetation which fails to establish shall be re-established.

8
Prior to the commencement of works to install/remove boundary treatment, a fully detailed scheme for the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

9
The boundary treatment approved under condition 8 shall be implemented in accordance with the approved details.

10
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.

11

No structure or erections exceeding 0.6 metre in height shall be constructed within or around the south east corner of the development site as well as within the visibility splays demonstrated on drawing number DTP/3707021/ATR001 Revision E.

12

Prior to the first occupation of the first dwelling, secure and weatherproof cycle storage, capable of storing at least one bicycle, shall be provided on site and thereafter permanently retained.

13

Prior to the commencement of the development, a Phase 2 Intrusive Investigation and Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The site investigation should collect and analyse soil samples throughout made ground and natural ground strata to maximum planned excavation depths and include an assessment to test for the presence and likelihood of ground gas emissions.

The site investigation will identify potential contamination and possible areas, which may require remedial works in order to make the site suitable for its proposed end use. 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.

Reason for pre-commencement condition

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would be been otherwise necessary to refuse the whole permission.

14

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason for pre-commencement condition

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would be been otherwise necessary to refuse the whole permission.

15

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, the contaminated land remediation measures shall be implemented in complete accordance with the details approved

under Condition 14.

Reason for pre-commencement condition

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would be otherwise necessary to refuse the whole permission.

16

If land contamination remediation measures are deemed necessary, following the completion of these approved remediation measures and prior to the first use of the development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority for written approval.

17

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Date of Committee: 1 December 2021

| <p>Application Number and Address:</p> <p>DC/21/00837/HHA Laburnum Cottage Barmoor Lane Ryton NE40 3AA</p> | <p>Applicant:</p> <p>Mr Mark Upton</p> | | | | |
|---|--|-------------|---------------------------|------------------------|--|
| <p>Proposal:</p> <p>Demolition of existing detached garage and construction of new rear/side single storey extension and garage (Amended 03.11.2021)</p> | | | | | |
| <p>Declarations of Interest:</p> <table border="0"> <thead> <tr> <th data-bbox="81 667 748 734">Name</th> <th data-bbox="748 667 1498 734">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="81 734 748 822">Councillor Alex Geddes</td> <td data-bbox="748 734 1498 822">Personal Interest (and removed himself from the Meeting for the duration of this item)</td> </tr> </tbody> </table> | | Name | Nature of Interest | Councillor Alex Geddes | Personal Interest (and removed himself from the Meeting for the duration of this item) |
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| Councillor Alex Geddes | Personal Interest (and removed himself from the Meeting for the duration of this item) | | | | |
| <p>List of speakers and details of any additional information submitted:</p> <p>Sandra Bell spoke in objection to the application.</p> <p>Mark Upton spoke in favour of the application.</p> <p>Minor Updates</p> <p>Report Wording</p> <p>At Paragraph 1.1 of the main agenda it is stated that; <i>'The site to which the application relates is a west facing semi detached property in the ward of Ryton Crookhill and Stella.'</i></p> <p>The report should read; <i>'The site to which the application relates is a west facing detached property in the ward of Ryton Crookhill and Stella..'</i></p> <p>Additional consultation response</p> <p>With regards to paragraphs 5.16 and 5.17, an additional consultation response has been received from the Council's Tree Officer stating the following:</p> <p><i>'I'm satisfied the proposal can be constructed safely. A Tree Protection Plan can be conditioned.'</i></p> <p>Additional Condition:</p> <p>No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used. The approved protective fencing must be installed prior to the commencement of the development and</p> | | | | | |

thereafter retained intact for the full duration of the construction works 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: To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies in accordance with the NPPF, Policy CS18 of the Local Plan for Gateshead.

Amendment to conditions 3 and 4

Conditions amended to read as one new condition:

Notwithstanding the plans approved, a full materials schedule shall be submitted to and approved in writing by the Local Planning Authority. The materials schedule shall be submitted prior to development commencing and shall include:-

- Details of the roof covering which shall be natural / Welsh slate
- Final details of the proposed windows, which shall be of timber construction
- Details of the proposed quoins, which shall be natural stone
- Samples of proposed masonry to rear boundary wall, which shall be natural stone
- Final details of the proposed walling including render colour and texture
- Final details of the proposed garage door, which shall be timber
- Samples where necessary

Thereafter, the development shall be carried out in accordance with the details agreed.

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 building or Conservation Area, in accordance with the NPPF, policies CS14, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

Recommendation

The publicity period expires Thursday 2nd December 2021. Therefore, the officer recommendation of the main report (paragraph 7.0) should change from:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

To;

That permission be GRANTED subject to the expiry of the publicity period; the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary.

Any additional comments on application/decision:

Members were MINDED TO APPROVE consent subject to the conditions as per the Update Report (with changes needed to approved plans list), plus an additional required by Committee for the details of the section of boundary where the garage building is to be lost. Members wanted to impose the condition to require this to be a stone wall, not a fence as shown on the submitted plans, and that the reason for the condition was for heritage and not amenity reasons. Officers were to draft a condition before the planning permission was issued.

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -

Site Location Plan, No.1379/00, Scale 1:1250, 2021

Existing Plans and Elevations, No.1397/01, Scale 1:100, 2021

Proposed Elevations, Drawing No. 1397/04A, Scale 1:100, 2021

Proposed West and East Elevations, Drawing No.1397/03A, Scale 1:10, 2021

Existing and Proposed Site and Roof Plan, Drawing No. 1397/05B, Scale 1:200, 2021

Proposed Plans, Drawing No.1397/02B, Scale 1:100, 2021

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

All external surfaces shall be completed in materials to match those of the existing building. Where new materials are to be used, the details of these shall first be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the garage door shall be of timber construction.

4

The development shall be constructed in accordance with any materials approved under condition 3.

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Date of Committee: 1 December 2021

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|---|---|
| Application Number and Address: DC/21/01117/FUL Land at Gateshead International Stadium Neilson Road Gateshead NE10 0EF | Applicant: SAS Energy Limited |
|---|---|

Proposal:
Installation of ground mounted solar photovoltaic array and associated substation.

Declarations of Interest:

| Name | Nature of Interest |
|------|--------------------|
| None | |

List of speakers and details of any additional information submitted:

Reason for Minor Update

Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application contains precautionary working method statements that should be implemented during the construction and operation of the development to minimise the potential for any harm upon biodiversity. Therefore, condition 6 below recommends the development be undertaken in accordance with said method statements.

It is considered that the planning application has appropriately identified that the development will result in a net loss of on-site biodiversity and that reasonable efforts have been made to mitigate that loss on-site. Therefore, it is considered necessary to address the remaining shortfall and demonstrate a measurable net gain, at a suitable off-site location(s), by way of condition in order to satisfy national and local planning policy. Please refer to conditions 7 and 8 below.

Conditions

The following are the conditions recommended to accompany the recommendation to grant temporary planning permission.

1
The development shall be carried out in complete accordance with the approved plans as detailed below -
SOLDOM11631 Gateshead International Stadium Construction Plan

SOLDOM11631 Gateshead International Stadium Mounting System Details
SOLDOM11631 Gateshead International Stadium PV Electrical Schematic
SOLDOM11631 Gateshead International Stadium PV Ground Mount Plan
SOLDOM11631 Gateshead International Stadium PV Ground Array Setting Out
SOLDOM11631 Gateshead International Stadium Inverter Layout
SOLDOM11631 Gateshead International Stadium Mounting System Details
315-1000kVA Slide In UDE Prefabricated Enclosure C1061924 Rev A
2917-00-201-Rev D Detailed Landscape Masterplan

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.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Within three months of the expiry of this permission or the cessation of the development for which permission is hereby granted, whichever is the sooner, the site shall be cleared of all hardstanding, any structures and materials connected with the development and the land returned to its former condition, or such alternative scheme as may be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the amenities of the area to accord with the National Planning Policy Framework and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

4

The landscaping scheme shown on drawing number 2917-00-201-Rev D Detailed Landscape Masterplan submitted with the application shall be completed prior to first use of the development and retained and maintained as such for the life of the development unless otherwise agreed in writing with the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the residential amenity and in accordance with National Planning Policy Framework and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority (LPA).

An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the LPA prior to the remediation being commenced.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.

6

The proposed development shall be undertaken wholly in accordance with the precautionary working method statements provided within the Preliminary Ecological Appraisal submitted with this application to reduce any risk of harming Hedgehog and nesting birds.

Reason

To avoid/minimise harm to biodiversity including protected and priority species during the site clearance, construction and operational phases of the development in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

7

A scheme to secure off-site biodiversity net gains, including a timetable for delivery, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

8

The details approved under condition 7 shall be implemented in accordance with the approved timetable.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

Any additional comments on application/decision:

That temporary permission be GRANTED subject to conditions on the Update Report and a verbal update to recommend an additional condition relating to a construction management plan – with a condition to be drafted by officers before the planning permission was issued.

Date of Committee: 1 December 2021

Application Number and Address:

DC/21/01206/FUL
Baltic Business Quarter
Albany Road
Gateshead
NE8 3BP

Applicant:

SAS Energy Limited

Proposal:

Installation of ground-mounted solar photovoltaic array and associated substation.

Declarations of Interest:

Name

Nature of Interest

None

List of Speakers and any additional information submitted:

Reason for Minor Update

Glint and Glare

The main agenda report highlights that the Glint and Glare Assessment submitted with this planning application does not reference Albany Road, Quarryfield Road or the new Quays Link Road as part of its “road receptors” chapter.

The author of the report “PagerPower” have since issued an updated Glint and Glare Assessment to address these roads as part of their wider assessment. The report sets out the following established hierarchy that is used to categorise the road network in the context of assessing glint and glare.

- Major National – Typically a road with a minimum of two carriageways with a maximum speed limit of up to 70mph. These roads typically have fast-moving vehicles with busy traffic;
- National – Typically a road with one or more carriageways with a maximum speed limit of up to 60mph or 70mph. These roads typically have fast-moving vehicles with moderate to busy traffic density;
- Regional – Typically a single carriageway with a maximum speed limit of up to 60mph. The speed of vehicles will vary with a typical traffic density of low to moderate; and
- Local – Typically roads and lanes with the lowest traffic densities. Speed limits vary.

PagerPower gone on to say that “Technical modelling is not recommended for local roads, where traffic densities are likely to be relatively low. Any solar reflections from the proposed development that are experienced by a road user along a local road would be considered low impact in the worst case.”

“Therefore, Albany Road, Quarryfield Road and the new Quays Link Road, which are local roads and are expected to have low traffic volume are not considered in the full assessment of glint and glare effects since any effects are expected to have maximum low impact.”

On balance, taking into account the commentary above, it is considered that the author of the report has justified their position in respect of Albany Road, Quarryfield Road and the new Quays Link Road, and the Local Planning Authority has no evidence available to challenge their position. Furthermore, in terms of the new Quays Link Road, a substantial “blue green corridor” (landscaping and SuDS) feature will be created between the Link Road and the application site, which combined with the gradient drop as the Link Road heads south to north should help to screen the solar panels from vehicles using the Link Road.

Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application contains precautionary working method statements that should be implemented during the construction and operation of the development to minimise the potential for any harm upon biodiversity. Therefore, condition 6 below recommends the development be undertaken in accordance with said method statements.

It is considered that the planning application has appropriately identified that the development will result in a net loss of on-site biodiversity and that reasonable efforts have been made to mitigate that loss on-site. Therefore, it is considered necessary to address the remaining shortfall and demonstrate a measurable net gain, at a suitable off-site location(s), by way of condition in order to satisfy national and local planning policy. Please refer to conditions 7 and 8 below.

Conditions

The following are the conditions recommended to accompany the recommendation to grant temporary planning permission.

1

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

SOLDOM11631 Gateshead Council Baltic Business Quarter Construction Plan

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground Array Setting Out

SOLDOM11631 Gateshead Council Baltic Business Quarter Electrical Schematic

SOLDOM11631 Gateshead Council Baltic Business Quarter PV Framing Torque Settings

SOLDOM11631 Gateshead Council Baltic Business Quarter Mounting System Details

SOLDOM11631 Gateshead Council Baltic Business Quarter Inverter Layout

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground Array Layout

SOLDOM11631 Gateshead Council Baltic Business Quarter String Configuration South Site

TS-0535-0101 – BQ Proposed Contours Plan – Rev P02

TS-0535-0102 – BQ Isopachyte Plan – Rev P02

TS-0535-0103 – BQ Site Clearance Plan – Rev P01

315-1000kVA Slide In UDE Prefabricated Enclosure C1061924 Rev A
Kingsley Plastics Limited GRP Heavy Duty Kiosk Proposed General Arrangement
3139-00-201-Rev A Detailed Landscape Masterplan

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.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Within three months of the expiry of this permission or the cessation of the development for which permission is hereby granted, whichever is the sooner, the site shall be cleared of all hardstanding, any structures and materials connected with the development and the land returned to its former condition, or such alternative scheme as may be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the amenities of the area to accord with the National Planning Policy Framework and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

4

The landscaping scheme shown on drawing number 3139-00-201-Rev A Detailed Landscape Masterplan submitted with the application shall be completed prior to first use of the development and retained and maintained as such for the life of the development unless otherwise agreed in writing with the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the residential amenity and in accordance with National Planning Policy Framework and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority (LPA).

An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the LPA prior to the remediation being commenced.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.

6

The proposed development shall be undertaken wholly in accordance with the precautionary working method statements provided within the Preliminary Ecological Appraisal submitted with this application to reduce any risk of harming Hedgehog and nesting birds.

Reason

To avoid/minimise harm to biodiversity including protected and priority species during the site clearance, construction and operational phases of the development in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

7

A scheme to secure off-site biodiversity net gains, including a timetable for delivery, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

8

The details approved under condition 7 shall be implemented in accordance with the approved timetable.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

Any additional comments on application/decision:

That temporary permission be GRANTED **subject to conditions on the Update Report and a**

verbal update to recommend an additional condition relating to a construction management plan – with a condition to be drafted by officers before the planning permission was issued.

