

MINOR UPDATE

Application No:	DC/21/01178/FUL
Site:	Land East of Woodside Lane And North Of A695
Proposal:	Variation of conditions 1, 3 and 28 of application reference DC/17/01376/FUL (Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19)) for the amendment to Phasing and Masterplan and substitution of house types on 97 plots (amended and additional information 07/03/22).
Ward:	Ryton Crookhill And Stella
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update

Amendment to report wording and conditions deleted/amended

Report wording

Paragraph 5.8 of the main report states;

“The changes to the Masterplan and phasing are proposed to allow Miller Homes to build out 97 dwellinghouses within Phase 2 of the development [...]”

This should be amended to read;

“The changes to the Masterplan and phasing are proposed to allow Miller Homes to build out 97 dwellinghouses within Phases 2 and 3 of the development [...]”

Conditions

Following the drafting of the report a number of documents have been updated by the applicant, this is necessitated amendment and/or deletion of the following conditions;

Condition 1 – Approved Plans

The original White Young Green (WYG) Transport Assessment and the WYG Transport Assessment Addendum September 2018 (submitted in support of the extant permission) should both be added to the list of documents.

Condition 24 – Traffic Calming

The revision numbers of some plans have been amended and a portion of the condition is not required and should be omitted, it is recommended that the wording of the condition be amended as follows;

“The traffic calming measures as listed in plans and documents:

- *Anticipated Delivery Timetable for Traffic Calming Rev C*
- *QD839-06-01 Road Construction Details Rev G F*
- *QD839-07-01 Site A Surface Finishes Rev G E*
- *QD839-07-05 Site B Surface Finish and Kerb Note Rev D F*
- *1N/RYT/TCFP-01 Traffic Calming Features Plan Rev A*

Shall be provided in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

~~*The traffic calming measures approved at condition 29 shall be provided in accordance with the approved details and approved timetable for delivery.*~~

Reason

In the interests of highway safety and in accordance with the NPPF, and policies CS13 and MSGP15 of the Local Plan for Gateshead.”

Conditions 32 and 33 – Construction Management Plan (CMP)

The applicant has provided an updated CMPs for each development, these documents take into account Officer’s comments. These CMPs have been reviewed and are considered to be acceptable by Officers. As such, it is recommended that Condition 33 is omitted, and Condition 32 is amended to read as follows;

“The development hereby approved shall be undertaken in full accordance with the approved Construction Management Plans (CMPs) as detailed below:

- *Taylor Wimpey – Woodside Gardens, Ryton – Construction Management Plan – May 2022 Rev D*
- *Miller Homes – Woodside Lane, Ryton, Gateshead – Construction Management Plan – May 2022 Fourth Issue*

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, unless otherwise approved in writing by the Local Planning Authority. Any temporary alteration(s) to the working hours set out in this condition must be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, and policies CS14, MSGP17, MSGP18 and MSGP19 of the Local Plan for Gateshead.”

Conditions 34 and 35 – Ground Contamination

The applicant has provided an updated ground contamination information, this information has been reviewed and is considered to be acceptable by Officers. As such, it is recommended that Condition 35 is omitted, and Condition 34 is amended to read as follows;

“The recommendations of the Geoenvironmental Appraisal of Cushy Cow Lane Ryton by Sirius dated September 2020 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the NPPF, and policies CS14 and MSGP20 of the Local Plan for Gateshead.”

Following on from the amendments to Conditions 32 - 24, condition numbering of the retained conditions will need to be amended to ensure they run concurrently.

SEE MAIN AGENDA FOR OFFICERS REPORT.