

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/19/01250/FUL</b>
<b>Site:</b>	<b>Land South Of Blackfell Way North Side Birtley Gateshead</b>
<b>Proposal:</b>	<b>Erection of 22 residential dwellings with associated infrastructure and landscaping (amended plans and additional information received 14/05/20, 01/07/20, 16/07/20, 11/10/20, 11/08/21, 15/09/21, 29/09/21, 15/12/21, 26/01/2022, 21/03/2022, 26/05/2022, 16/06/2022, 29/07/2022, 22/08/2022, 01/09/2022, 12/10/2022 and 13/10/22)</b>
<b>Ward:</b>	<b>Lamesley</b>
<b>Recommendation:</b>	<b>Grant Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update**

**Condition(s) added/deleted/amended**

Firstly, for clarification in the report, Paragraph 1.11 should read that the following house types are proposed:

- 16no. 3 bed 4 person (4no. and 12no. of two different house types)
- 2no. 4 bed 5 person
- 4no. 4 bed 6 person

Additionally, conditions are recommended to be amended 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 -

CellC/A/LP/001 - Location Plan

CellC/A/GA/001 Rev K - Proposed Site Layout

**CellC/A/SS/001 Rev A - Indicative Site Section**

**19080 - 95 - P2 - Cross Section through Plot 6 and 10 - A1L**

BN-WD11 Rev A - Braunton Planning and Feature Planning

DB-WD11 Rev B - Dalby Planning

GB-WD11 Rev A - Gisburn Planning

GW-WD11 Rev B - Greenwood Planning and Feature Planning

WL-WD11 Rev A - Whiteleaf Planning

19080 - 61 - P5 - SUDs Details - A1 L  
19080 - 11 - P3 - Proposed Surface Finishes and Kerb Layout - A1L  
19080 - 01 - P13 - Proposed Engineering Layout - A1L  
134247/8001 Rev C  
134247-PL-8002-A1LV  
134247-PL-8003-A1LV  
Flood Risk and Drainage Strategy 19080 - 01 Rev **B**  
SUDs Maintenance Plan 19080-01

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 details approved under condition 3 shall be implemented in full accordance with the approved details and retained as such for the lifetime of the development.

**~~The final boundary treatment/enclosure details approved under condition 3 shall be implemented in accordance with the approved details before the respective dwelling(s) hereby approved are occupied and retained as such for the lifetime of the development.~~**

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 respective dwellings hereby approved and retained thereafter.

#### 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 street scene, and to ensure the proposal would provide an appropriate level of privacy for future occupiers, in accordance with the NPPF and policies CS14, CS15, MSGP17, and MSGP24 of the Local Plan.

Notwithstanding the approved plans, no boundary treatments shall be installed on site until final details of these (including appearance and siting) have been submitted to an approved in writing by the Local Planning Authority. The details shall also include the following:

(a) Removal of excess fencing/railings around landscaping to the north of plot 19 (as a minimum, removal of the 500mm High 'Race course' style timber fencing around that landscaping area)

(b) Provision of improved access to the play area for plots 19-22 (eg. a gate/gap at the north west corner of the footpath around these plots)

(c) Measures to provide a more secure environment for the toddler play area in relation to the detention basin/SuDS feature

**(d) Timescales for implementation**

Reason

To ensure appropriate access to different parts of the site, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

21

The details approved under condition 20 shall be implemented in full accordance with the approved details **and timescales before units 19-22 (as shown on plan CellC/A/GA/001 revK) are occupied**, and retained and maintained as such for the lifetime of the development.

Reason

To ensure appropriate access to different parts of the site, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

40

No construction works associated with the installation of kerbing on site shall commence until final details of the raised table/plateau (within the site and extending north towards the junction with Blackfell Way), demonstrating the calming feature would be 100mm high with 1:10 on/off ramps, and including timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate traffic calming can be adequately and effectively provided on site before the development **in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**