

Date of Committee: 22 February 2023

Application Number and Address: DC/22/00490/FUL Valley View Residential Home Burn Road NE21 6DY	Applicant: Mr John Deshi				
Proposal: Conversion of former residential care home to 13 flats (use class C3) (Phase 2) (amended 29/05/22, 12/06/22, 29/06/22, 05/09/22 and 09/01/23, and additional information received 21/07/22 and 21/12/22).					
Declarations of Interest: <table border="1"> <thead> <tr> <th data-bbox="97 840 798 884">Name</th> <th data-bbox="798 840 1505 884">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="97 907 798 952">None</td> <td data-bbox="798 907 1505 952"></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
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None					
List of speakers and details of any additional information submitted: None					
Any additional comments on application/decision: <p>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</p> <p>1 Unless otherwise required by condition attached to this permission, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -</p> <p>03B - Proposed South Block Ground Floor Plans 04A - Proposed South Block First Floor Plans 05A - Existing & Proposed Elevations 05B - Existing & Proposed North Elevations SD02B - Proposed Site Plan SD02 C - Site Access 1:100</p> <p>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.</p>					

2

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

3

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.

4

Notwithstanding the approved plans, prior to the first occupation of any unit hereby approved final details of the amended site access shall be submitted to and subsequently approved in writing by the Local Planning Authority. The details shall include details of levels, details surface finishes, an autotrack drawing showing the access can accommodate a standard car turning left into the site and a timetable for implementation.

5

The site access shall be installed in full accordance with the details and timetable for implementation approved under Condition 4.

6

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved final details of cycle storage include details of the locking mechanism, anchor point and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

7

The cycle storage provision shall be installed in accordance with the details and timetable for implementation approved under Condition 6.

8

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved detailed specifications of the electric vehicle charging units/points, spaces and a timetable for implementation shall be submitted for approval by the Local Planning Authority.

9

The electric vehicle charging facilities shall accordance with the details and timetable for implementation approved under Condition 8.

10

Prior to occupation of any unit hereby approved, a detailed drainage scheme shall be submitted to the Local Planning Authority for approval. An accompanying report shall present the findings of investigation and assessment of existing drainage at the site to confirm the level of service it currently provides. The proposed drainage scheme shall ensure that runoff from all existing and proposed runoff areas are managed in line with current best practice with no flooding for 1in30year return period rainfall events and the safe accommodation of runoff for 1in100year return period rainfall

events, allowing for the predicted effects of climate change over the lifetime of the development.

11

The development shall be undertaken in full accordance with the drainage scheme approved at condition 10.

12

Prior to first occupation of any unit hereby approved a Drainage Maintenance Plan (DMP) shall be submitted to and agreed by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for all drainage components together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

13

The drainage system approved under Condition 10 shall be managed and maintained in full accordance DMP approved under Condition 12.

14

Notwithstanding the approved plans, prior to the commencement of the development hereby approved, final details of the carparking for the site shall be submitted to and subsequently approved in writing by the Local Planning Authority. In regard to the parking area to the rear of the premises, the submitted details shall clearly demonstrate the retention of existing boundary treatments and planting, an appropriate parking bay and circulation aisle size and regrading of land (where required) and a timetable for implementation.

15

The site access shall be installed in full accordance with the details and timetable for implementation approved under Condition 14.

16

Prior to the first use of the rear carparking area, a maintenance schedule for the retained planting shall be submitted to and approved in writing by the Local Planning Authority.

17

The retained planting shall be maintained and managed in full accordance with the maintenance schedule approved under Condition 16 for the lifetime of the development.

Date of Committee: 22 February 2022

Application Number and Address:

DC/22/01135/COU
Jump Giants
Forge Road
Gateshead
NE8 2RB

Applicant:

Mr Sohail Khan

Proposal:

Partial change of use of trampoline park (Use Class E (d) to motorcycle showroom with external alterations to front elevation with creation of new entrance doors and external cladding of new entrance doors and external cladding with associated access and landscape works (amended description 14/11/2022) (amended plans 14/11/2022, 04/01/23)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Application has been withdrawn

The application has been withdrawn in accordance with the applicant's email of 15th February 2023.

Any additional comments on application/decision:

