

MINOR UPDATE

Application No:	DC/22/01336/FUL
Site:	Land At Highfield Road Rowlands Gill
Proposal:	Variation of Condition 1 of application DC/20/00069/REM to introduce amended plans as approved plans and documents, resulting in changes to layout and housetypes (additional information received 17/01/23, 19/01/23, 22/02/23 and 12/04/23 and amended plans received 18/01/23, 22/02/23 and 12/04/23).
Ward:	Chopwell And Rowlands Gill
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update

Condition(s) added/deleted/amended

Further to the recommendation set out in Paragraph 7.1 of the main report, Officers are of the view that four further planning conditions (Conditions 6 to 9), pertaining to boundary treatments and drainage during construction are required.

The proposed condition wording is set out in full below;

6

No boundary treatment(s) shall be provided until final details of all boundary treatments and a timetable for implementation have been submitted to and subsequently approved in writing by the LPA.

Reason

To ensure the satisfactory appearance of the development upon completion in accordance with the NPPF, and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead.

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All boundary treatments shall be installed in accordance with approved details and timetable for implementation approved under Condition 6.

Reason

To ensure the satisfactory appearance of the development upon completion in accordance with the NPPF, and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead.

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Notwithstanding the approved Drainage Assessment, within one month of the approval of planning permission, the details and specification of

temporary measures to be employed during each construction phase for the management of runoff from site areas that have not yet received final soft landscaping or have not yet been connected to the new development drainage system shall be submitted to and subsequently approved in writing by the Local Planning Authority.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or to adversely affect the permanent drainage system for the development in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

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Construction shall take place in full accordance with the temporary drainage measures approved at condition 8 prior to any of the houses hereby approved being occupied.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or to adversely affect the permanent drainage system for the development in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

SEE MAIN AGENDA FOR OFFICERS REPORT.