

## ADDENDUM 28.07.16

Item No: 5

<b>Application No:</b>	<b>16/00848/FUL</b>	Author	Maxine Ingram
Date valid:	20 May 2016	:	
Target decision date:	19 August 2016	☎:	0191 643 6322
		Ward:	Weetslade

Application type: full planning application

**Location: Land At Former East Wideopen Farmhouse Park View  
Wideopen NEWCASTLE UPON TYNE**

**Proposal: Erection of 12 residential dwellings (C3 use class) and  
associated access, infrastructure and landscaping**

Applicant: Bellway Homes Ltd. (North East), FAO Mr Mark Gabriele Bellway  
House, Kings Park Kingsway North Team Valley Gateshead NE11 0JH

**RECOMMENDATION:** Application Permitted

Following publication of the committee report and discussions with the applicant amendments are proposed and the revised conditions are set out below.

- 1) The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications:
  - Application form
  - Site Location Plan (1:1250) Dwg No. SD-00.01 (Rev A)
  - Existing site plan Dwg No. SD-10.01 (Rev A)
  - Demolition plan Dwg No. SD-10.02 (Rev B)
  - Proposed site plan Dwg No. SD-10.03 (Rev C)
  - Boundary treatment plan Dwg No. SD-10.05 (Rev B)
  - Surface treatment plan Dwg No. SD-10.06 (Rev B)

House Types

- Type 8 floor plans Dwg No. 13-03-0801
- Type 8 elevations Dwg No.13-08-0802
- Type 14 floor plans Dwg No. 13-03-1401
- Type 14 elevations Dwg No. 13-03-1402
- Type 15 floor plans Dwg No. 13-03-1501
- Type 15 elevations Dwg No. 13-03-1502
- Type 16 floor plans Dwg No. 13-03-1601
- Type 16 elevations Dwg No.13-03-1602
- Type 17 floor plans Dwg No. 13-03-1701
- Type 17 elevations Dwg No. 13-03-1702

Reason: To ensure that the development as carried out does not vary

from the approved plans.

2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3) The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby residents having regard to policy E3 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.

4) The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have

been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy E3; of the North Tyneside Unitary Development Plan 2002.

5) No other part of the development shall be commenced until:-

a) A detailed site investigation has been carried out to establish:

- i) If the site is contaminated;
- ii) To assess the degree and nature of the contamination present, and whether significant risk is likely to arise to the residents and public use of land;
- iii) To determine the potential for the pollution of the water environment by contaminants and;
- iv) The implication for residential development of the site and the quality of the residential environment for future occupiers.

Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and

b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority. The Phase 2 Report should be written using the current government guidelines.

- c) If remediation is required following the assessment of the chemical results under current guidelines, then a method statement should be provided for comment. This should provide details of exactly how the remediation works are to be carried out, detailed site location plan of where material is to be deposited and details including drawings of gas protection scheme should be included.
- d) If remediation is carried out on the site then a validation report will be required. This should provide evidence of what remediation has been carried out over the site. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met. This report should verification of the type, source, depth, location and suitability ( to include any test certificates for material to be imported on site to ensure it is not contaminated) of the imported materials for their use on site. This should include cross sectional diagrams for the site and detailed plans of the site. This report should be submitted before the contaminated land condition can be removed form the planning application.
- e) If any unexpected contamination or hotspots are encountered during the investigation and construction phases it will be necessary to inform the Local Authority then cease development and carry out additional investigative works and subsequent remediation if any unexpected contamination or underground storage tanks are discovered during the development. Work should be ceased until any risk is assessed through chemical testing and analysis of the affected soils or waters.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

6) Notwithstanding Condition 1, no groundworks or development, excluding demolition, shall commence until a programme of archaeological excavation has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 141 of the NPPF and saved UDP policy E19/6 .

7) Prior to occupation of the final dwelling the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 7 has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 141 of the NPPF and saved UDP policy E19/6.

8) Prior to occupation of the final dwelling a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

Reason: The site is located within an area identified in the Unitary Development Plan as being of potential archaeological interest and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with paragraph 141 of the NPPF and saved UDP policy E19/6.

9) The development shall not begin until details of the adoptable estate roads and footways and a timescale for their full implementation have been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until the estate roads which provide access to it from the existing highway have been laid out and constructed to base course in accordance with the approved details. The final course shall be laid out in accordance with the agreed timescales and retained thereafter.

Reason: This information is required from the outset in order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

10) The new means of access to the site shall be sited and laid out in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

11) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

12) No part of the development shall be occupied until an area has been laid out within the site for refuse vehicles to turn in accordance with the approved drawing and that area shall not thereafter be used for any other purpose, other than for refuse and other vehicles to turn.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

13) The development shall not begin until details of the disposal of surface water from the highway, footpaths and other hard surfaces have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water from that dwelling have been constructed in accordance with the approved details.

Reason: To provide a satisfactory means of surface water drainage having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

14) Notwithstanding Condition 1, the development shall not begin until details of a surface water management plan has been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water from that dwelling have been constructed in accordance with these approved details.

Reason: This information is required from the outset to ensure the development does not increase flood risk elsewhere in accordance with NPPF.

15) Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include an site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policies H11 of the North Tyneside Council Unitary Development Plan 2002

16) Notwithstanding Condition 1, prior to the occupation of the first dwelling a scheme for the provision of secure undercover cycle storage for residential use shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.  
Reason: To comply with the Council's policy on cycle storage regarding residential dwellings.

17) The scheme for parking, garaging and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of each dwelling hereby permitted and these areas shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

18) Notwithstanding the details to be submitted pursuant to condition 1, prior to the construction of any part of the development hereby approved above damp proof course a schedule and/or samples materials and finishes for the development and all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To ensure a satisfactory appearance having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

19) No development shall take place until plans of the site showing the existing and proposed ground levels and levels of thresholds and floor levels of all proposed buildings has been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

20) Notwithstanding condition 1, prior to the construction of any dwelling above damp proof course a detailed landscaping plan including a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: the retention of mature hedgerows to the west and north of the site, native planting of value to

foraging bats and native tree planting to mitigate for loss of trees on site. Thereafter, the development shall only be carried out in accordance with these agreed details. Any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation. Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

21) Notwithstanding condition 1, prior to the commencement of development a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with these agreed details.

Reason: This information is required from the outset in the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

22) All street lighting associated with the development should be fully cut off so as not to direct lighting up into the atmosphere with the potential to distract pilots flying aircraft overhead. In the interest of aerodrome safeguarding and in accordance with the National Planning Policy Framework.

23) Prior to the operation of cranes on site, a Method Statement for Crane Operation, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport. Thereafter, the development shall be carried out in accordance with these agreed details.

Reason: This information is required from the outset in the interest of aerodrome safeguarding and in accordance with the National Planning Policy Framework.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B and H of Part 14 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality having regard to policy H11 of the North Tyneside Unitary Development Plan 2002 and aerodrome safeguarding having regard to NPPF.

25) Development shall not commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.



Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

26) No vegetation removal shall take place within the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has checked for the presence of nesting birds and these results shall be submitted to (by email) and approved in writing by the Local Planning Authority.

Reason: In the interests of wildlife protection having regard to NPPF.

27) Notwithstanding Condition 1, a single schwegler 1FF bat box will be placed on the western aspect of the tree marked T1 on drawing number SD-10.03 at a height of 3-5m prior to the start of the bat active season and shall be permanently retained.

Reason: In the interests of wildlife protection having regard to NPPF.

28) Notwithstanding Condition 1, two schegler 1FR bat tubes will be placed within walls at the tops of gables as shown on drawing number SD-10.03 during construction works and shall be permanently retained.

Reason: In the interests of wildlife protection having regard to NPPF.

29) Notwithstanding Condition 1, six bird nest boxes shall be provided within the site. The details of the design and location of the nest boxes and a timetable for their installation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, these nest boxes shall be installed in accordance with these agreed details and shall be permanently retained.

Reason: In the interests of wildlife protection having regard to NPPF.

30) Lighting within the site shall be designed to avoid light spill onto hedgerows and bat box mitigation locations. It should follow the advice detailed in the Professional Lighting Guide (PLG 04) published by the Institute of Lighting Engineers.

Reason: In the interests of wildlife protection having regard to NPPF.

31) Three trees have potential for bat roosts (T1, T5 and T6) and any tree removal, management or pruning works should be undertaken in accordance with the Method Statement set out in Appendix 5 of the Tree Survey Report.

Reason: In the interests of wildlife protection having regard to NPPF.