

(Note: These minutes are subject to confirmation at the next meeting of the committee scheduled to be held on 10 January 2016)

Planning Committee

6 & 12 December 2016

Present: Councillor T Mulvenna (Chair)
Councillors J M Allan, A Arkle,
L Darke, M A Green, E Hodson,
Janet Hunter, John Hunter, F Lott,
G Madden, P Mason, D McMeekan
and J O'Shea.

PQ37/12/16 Apologies

Apologies for absence were received from Councillors G Madden and S Graham.

PQ38/12/16 Substitute Members

Pursuant to the Council's constitution the appointment of the following substitute members was reported:-

Councillor R Glindon for Councillor J O'Shea

PQ39/12/16 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

Councillor R Glindon stated that as Cabinet Member for Finance and Resources he had been involved in decision making regarding the regeneration of the North Bank of the Tyne and the Council's Affordable Homes Strategy but he had not pre-determined the applications before the committee and had an open mind.

PQ40/12/16 Minutes

Resolved that the minutes of the meeting held on 25 October 2016 be confirmed as a correct record and signed by the Chair.

PQ41/12/16 Planning Officer's Reports

Resolved that (1) permission to develop pursuant to the General Development Provisions of the Town and Country Planning Act 1990 and the Orders made thereunder, be granted for such class or classes of development or for such limited purpose or purposes as are specified, or not granted as the case may be, in accordance with the decisions indicated below; and

(2) any approval granted for a limited period be subject to the usual conditions relating to the restoration of land, removal of buildings and discontinuance of temporary use.

Application No: **16/01316/FUL** Ward: Longbenton
Application Type: Full planning application
Location: Land at Whitehouse Farm, Station Road, Killingworth, Newcastle upon Tyne
Proposal: Proposed residential development of 384 dwellings, landscaping and open space (Amended redline boundary to remove previously approved landscaping areas and SUDs 13.9.16, amended house types and plans 31.10.16)
Applicant: Bellway

A planning officer presented details of the application to the committee with reference to the written report contained in the agenda papers, an addendum setting out amended proposed conditions and various images, maps and plans displayed at the meeting.

Members of the committee asked questions of officers and made comments. In doing so the committee gave particular consideration to:

- a) the impact of the additional properties on the surface water drainage strategy;
- b) the results of the Strategic Housing Land Availability Assessment undertaken in September 2016;
- c) whether the mitigation measures set out in the noise report, prepared to support the previous planning application 11/02337/FUL, were adequate in relation to this new application;
- d) the extent to which the Transport Assessment and Travel Plan had taken account of travel on an east-west axis to and from amenities in Killingworth;
- e) the proposed increase in the number and density of the units on the developable area; and
- f) the internal separation distances between proposed dwellings where, in some instances, they did not comply with the Council's policy.

(As Councillor McMeekan joined the meeting during consideration of the application he took no part in the discussion or decision making.)

Decision

The Head of Environment, Housing and Leisure be authorised to determine the application subject to:

- a) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the committee;
- b) the proposed conditions set out in the planning officers report and the addition or omission of any other considered necessary, subject to the receipt of any additional comments received from consultees; and
- c) completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
Affordable housing: £920,000
Allotments: £4,019
Neighbourhood Parks: £30,757
Employment and Training: £14,000
Health: £44,846.00
Education: £35,267
Gosforth Park Nature Reserve: £2,349.00

(The committee was minded to approve the application because North Tyneside does not have a 5-year housing land supply and the proposal would make a small contribution seeking to address this and assist in delivering much needed affordable housing. The

development was considered to be acceptable in terms of its impact on existing land uses, the amenity of existing residents and future occupants, its impact on the character and appearance of the area, its impact on ecology and highway safety and the imposition of the proposed conditions was acceptable and accorded with relevant national and local planning policy.)

Resolved that the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the followings highways improvements:

- a) traffic signals at the junction of the A1056 Sandy Lane/A189 roundabout junction;
- b) signalised Pegasus crossing facilities south of the A1056 Sandy Lane/A189 junction; and
- c) part time traffic signals at the existing A188 Benton Lane/A189 Salters Lane/B1505 Benton Lane roundabout junction (West Moor roundabout).

At the conclusion of the above item the committee agreed to adjourn its meeting due to the temperature in the meeting room.

The meeting was re-convened on Monday 12 December 2016 when Councillor G Madden joined the meeting. Councillors John Hunter and J O'Shea did not attend the re-convened meeting.

Application No:	16/01635/FUL	Ward: Riverside
Application Type:	Full planning application	
Location:	Site of former Gas Holder, Minton Lane, North Shields	
Proposal:	Demolition of unstable and unsafe masonry boundary wall section to be replaced with a 2.4m high mesh fence	
Applicant:	National Grid Property Holdings Ltd	

Councillor B Pickard had been granted speaking rights but as he was unable to attend the re-convened meeting he had requested that the matter be deferred. The committee agreed to determine the application in Councillor Pickard's absence because the target decision date was 14 December 2016 and Councillor Pickard's representations were set out in the planning officer's report.

A planning officer presented details of the application to the committee with reference to the written report contained in the agenda papers and various images, maps and plans displayed at the meeting.

Members of the committee asked questions of officers and made comments. In doing so the committee gave particular consideration to:

- a) the history, condition and appearance of the existing wall;
- b) the proposed landscaping to the east of the gas holder compound; and
- c) the impact of the proposed fence on the character and appearance of the site.

Decision

Application refused on the grounds that the proposed 2.4m high weld mesh fence will have a significant adverse impact upon the character and appearance of the site and its surroundings contrary to the advice in paragraph 56 of National Planning Policy Framework and policy LE3 of the North Tyneside Unitary Development Plan 2002.

Application No: **16/01649/FULH** Ward: St Mary's
Application Type: Householder Full Application
Location: 18 St Lucia Close, Whitley Bay
Proposal: Single Storey side extension 2no flat roofed dorma windows to existing and extended rear roof slope.
Applicant: Mr Paul Hunt

A planning officer presented details of the application to the committee with reference to the written report contained in the agenda papers, additional information in relation to the application sent to all members of the committee after publication of the agenda and various images maps and plans displayed at the meeting.

Councillor Hodson, councillor for the St Mary's Ward, was permitted to address the committee. He explained that he did so on behalf of the residents of 20 St Lucia Close, Whitley Bay. Councillor Hodson stated that the proposed development conflicted with the open character of the Whitley Lodge Estate. This corner of St Lucia Close was where a row of bungalows met two storey semi detached homes. The proposed two storey development would obstruct the views and light from No. 20, particularly the sunrise which the occupants had enjoyed during their 40 year occupation of the property. Councillor Hodson was concerned at the impact of the proposed skylights on the privacy of neighbours and asked that they be deleted from the application or be glazed with obscure glass. He also commented on the loss of one parking place on the driveway of no. 18 and its potential impact on parking in the area. It was regrettable that a bungalow was to be converted into a two storey house when there was an increasing demand for bungalows from an ageing population.

The applicant was not present, nor represented, at the meeting to respond.

Councillor Hodson withdrew from the meeting during the committee's deliberations and decision making on the matter.

Members of the committee asked questions of officers and made comments. In doing so the committee gave particular consideration to:

- a) the principle of residential extensions in the area which appeared to have previously taken place at no.18 St Lucia Close;
- b) the distances between the proposed development and No. 18 St Lucia Close; and
- c) the orientation of no.s 18 and 20 St Lucia Close in relation to the sunrise and daylight.

Decision

Application approved, subject to the conditions set out below, as the proposed development was considered to be acceptable in terms of its impact on the residential amenity of neighbouring occupiers and the visual amenity of the application site and surrounding area, in accord with the National Planning Policy Framework and policies H11, DCPS No.9 and LDDD12 the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
 - Application Form 10.10.2016
 - Site Location Plan (application site outlined in red, scale 1:1250)
 - Proposed Floor Plans and Elevations (Plan Title: Proposed Plans, Sections and Elevations, drg no.02, Rev.A, 24.09.16)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. No (further) windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties having regard to policy H11 and DCPS No.9 of the North Tyneside Unitary Development Plan 2002.
4. The development hereby approved shall incorporate a gas resistant barrier across the footprint of the approved extension to prevent the ingress of land gases. The gas membrane to be used should be of suitable and appropriate specification for the proposed development to mitigate against the ingress of land gases. The extension shall not be occupied unless such measures have been incorporated into the construction of the building.
Reason: In order to safeguard the development and/or the future occupiers thereof from possible future emissions from underground gas, which may potentially be prejudicial to the amenity of the occupants of the property and having regard to Policy E3 of the North Tyneside Unitary Development Plan 2002
5. Notwithstanding the approved details, the materials to be used for the external surfaces of the dormer windows, including cheeks, fascia and roofs shall be of the same colour, type and texture as those used in the existing and extended roof, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance having regard to policies H11 and DCPS No.9 of the North Tyneside Unitary Development Plan 2002.
6. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the front roof slope of the extension shall, up to a minimum height of 1.7 metres above finished floor level, be glazed in obscure glass. The windows(s) shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties having regard to policy H11 and DCPS No.9 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

At the conclusion of the committee's deliberations on this matter Councillor Hodson returned to the meeting.

Application No: **16/01424/FUL** Ward: Weetslade
Application Type: Full planning application
Location: Dudley and Weetslade Social Club, Clayton Street, Dudley
Proposal: Erection of 20 no. properties consisting of 2no three bed semi detached houses, 8no two bed houses, 5no two bed flats and 5no one bed flat.
Applicant: North Tyneside Council

A planning officer presented details of the application to the committee with reference to the written report contained in the agenda papers and various maps, plans and images displayed at the meeting.

The committee were advised that as the consultation period had expired since the adjourned meeting, the planning officers now wished to amend their recommendation from seeking delegated authority to determine the application on expiry of the consultation period to approval of the application subject to conditions.

The committee asked questions of officers and made comments when particular consideration was given to:-

- a) the representations received from Newcastle International Airport;
- b) the impact of the proposed development on flooding;
- c) the revised layout of the development to provide an active frontage on to Weetslade Road and Clayton Street; and
- d) the impact on car parking in the area.

Decision

Application approved, subject to the conditions set out below, as the proposed development was considered to be acceptable in terms of making a small but valuable contribution toward the 5-year housing supply and in providing much needed affordable housing. The committee also concluded that the application was acceptable in terms of its impact on existing land uses, residential amenity, biodiversity, highway safety and the character and appearance of the area, in accord with the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications.
 - Ordnance Survey Plan (Scale 1:1250)
 - Existing site layout Dwg No. 16-0320400
 - Proposed site layout Dwg No. 16-032 401 Revision L
 - House type 1 Dwg No A201-A
 - House type 2 Dwg No. A202-A
 - House type 3 Dwg No. A203-A
 - House type 4 Dwg No. A204-A
 - House type 5 Dwg No. A205-AReason: 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. Notwithstanding Condition 1, prior to the construction of any dwelling above ground level a schedule and/or samples of all surfacing materials and finishes 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.

4. 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.

5. There shall be no demolition activity or vehicle movements to, from or within the site outside the hours of 0800-1800 Monday to Friday, 0800-1400 Saturday with no working on Sundays or Bank Holidays.

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

6. Notwithstanding Condition 1, prior to the commencement of construction works a detailed plan of the site showing the existing and proposed ground levels and levels of thresholds and floor levels of all proposed buildings shall be 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: This information is required 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.

7. Notwithstanding Condition 1, prior to the occupation of any dwelling details of all screen and boundary walls, fences and any other means of enclosure within that development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. These agreed boundary treatments shall be retained thereafter.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

8. Notwithstanding Condition 1, prior to the commencement of any dwelling above damp proof course a fully detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include locally native trees. Thereafter, the development shall only be carried out in accordance with these agreed details. The agreed landscaping shall be planted in accordance with these details within the first planting and seeding seasons following the commencement of development. 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.

9. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing.
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.
10. No other part of the development shall be occupied until the means of access has been altered in accordance with the approved drawing.
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. Within 6 month(s) of the new/altered access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary.
Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user 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.
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. 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, provision of water bowsers and wheel washing and/or road cleaning facilities). The approved statement shall be implemented and complied with during and for the life of the works associated with the development, unless otherwise is approved in writing by the Local Planning Authority.
Reason: This information is required to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.
14. Notwithstanding Condition 1, prior to the occupation of any dwelling details of facilities to be provided for the storage of refuse bins within the site and a scheme to manage refuse collection, including identifying a suitable storage area for collection day only,

shall be submitted to and approved in writing by the Local Planning Authority. The facilities which shall include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.

Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

15. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development 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.

16. No development shall commence until a detailed scheme for surface water management has been 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: These details are required from the outset to ensure satisfactory means of surface water drainage can be accommodated within the site having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

17. 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.

18. Upon expiration of 6 months of the first occupation of the development, a scheme for monitoring the impact of the development on existing parking provision Weetslade Road shall be submitted for approval to the Local Planning Authority. The scheme shall include:

- The scope and timing of parking surveys to be agreed
- The submission of a report detailing the results of the parking surveys
- Any parking control measures necessary to alleviate any overspill parking arising from the development and the method/timing of implementation

Reason: To monitor the impact of the development on on-street parking in the interests of highway safety having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

19. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

Closure of existing access

Provision of new access

Provision of visitor parking bays on Clayton Street

Upgrade of existing footpaths surrounding the site

Associated drainage

Associated street lighting

Associated road markings

Associated signage

Thereafter, these agreed works shall be implemented prior to the occupation of any dwelling and retained thereafter.

Reason: This information is required at 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.

20. 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.

21. 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.

22. Notwithstanding Condition 1, prior to the construction of any dwelling above damp proof course a, a noise assessment taking into consideration aircraft noise, road traffic noise and rail noise shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that gardens and internal rooms shall be provided with appropriate noise mitigation to ensure good standards of internal noise levels in accordance with BS8233:2014 to give a resultant noise level of below 30 decibels and maximum noise level of 45dB for bedrooms and 35 decibels for living rooms is achieved and external gardens meet the world health organisation community noise level for outside spaces to 50 dB. Thereafter, the approved development shall be carried out in accordance with these agreed details

which shall be installed prior to the occupation of any dwelling and shall be permanently retained.

Reason: To protect the occupier of the dwelling(s) from noise disturbance having regard to policy H11 and E3 of the North Tyneside Unitary Development Plan 2002.

23. Development shall not commence until a detailed scheme for the disposal of foul and surface 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: This information is required from the outset to prevent the increased risk of flooding from any sources in accordance with the NPPF.

24. No vegetation removal shall take place within the bird nesting season (March-August inclusive) unless a suitably qualified ecologist has confirmed there are no nesting birds.

Reason: This is required from the outset in the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

25. Notwithstanding Condition 1, prior to the commencement of any part of the development hereby approved above damp proof course details of the design and location of two bat boxes shall be submitted to and approved in writing by the Local Planning Authority. These agreed bat boxes shall be installed prior to the occupation of the first dwelling and shall be permanently retained.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

26. Prior to the operation of cranes over 40m 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.

27. 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.

28. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor east elevation of Plot 16/17 shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The windows(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

Resolved that the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

- Closure of existing access
- Provision of new access
- Provision of visitor parking bays on Clayton Street
- Upgrade of existing footpaths surrounding the site
- Associated drainage
- Associated street lighting
- Associated road markings
- Associated signage

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No:	16/01438/FUL	Ward: Wallsend
Application Type:	Full planning application	
Location:	Swans, Station Road, Wallsend	
Proposal:	Various Sections of new and improved security fencing. Parimeter palisade fencing up to 3m high with raxor wire. Pallisade fencing surrounding the wet birth. 3m high quay palisade fencing 40m back from the river. Handrails to river edge.	
Applicant:	North Tyneside Council	

The committee gave consideration to the planning officer's written report contained within the agenda papers and an addendum setting out amended proposed conditions.

Decision

Application approved, subject to the conditions set out below, as the proposed development was considered to be acceptable in terms of the principle of development and its impact on residential and visual amenity and archaeology, in accord with the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
 16-048 403 A
 16-048 402 A
 16-048 404
 16-048 405
 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. No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.
Reason: The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and , if necessary, emergency salvage undertaken in accordance with paragraph 141 of the NPPF, Local Plan S9.11, Policy DM9.12 and DM9.13 and saved UDP policy E19/6
4. Within 3 months of the completion of archaeological work, pursuant to condition 3 a report of the results shall be 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, to accord with paragraph 141 of the NPPF, Local Plan S9.11, Policy DM9.12 and DM9.13 and saved UDP policy E19/6.
5. Waste Acceptance Criteria testing must be carried out prior to the removal of any soil from the site.
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. All scaffolding to be installed across the visible remains of Hadrian's Wall, and the line of its related Roman frontier archaeology, shall be installed without foundations and in accordance with the details shown on the drawing entitled 'Jigsaw/CP/208 Rev.A'. Thereafter the development shall be carried out in accordance with the agreed details.
Reason: To ensure that archaeological remains on the site can be preserved in accordance with paragraph 141 of the NPPF, Local Plan S9.11, Policy DM9.12 and DM9.13 and saved UDP policy E19/6

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.