

**Item No:** 5.2  
**Application No:** 17/01114/FUL Author: Rebecca Andison  
Date valid: 2 August 2017 ☎: 0191 643 6321  
Target decision date: 1 November 2017 Ward: Wallsend

Application type: full planning application

**Location: Capstan Park, Hadrian Road, Wallsend, Tyne And Wear,**

**Proposal: Proposed use of land for external B8 storage, including siting and operation of self storage containers and open area for storage of items including but not limited to caravans, motorhomes, boats, trailed vehicles and trailers**

Applicant: Dove Marine Ltd, Mr D Cowper Saville Chambers North Street  
NEWCASTLE UPON TYNE NE1 8DF

Agent: R & K Wood Planning LLP, Mr Robin Wood 1 Meadowfield Court  
Meadowfield Ind. Est. Ponteland Newcastle Upon Tyne NE20 9SD

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Main Issues

1.1 The main issues for Members to consider are:

- whether the principle of the development is acceptable;
- the impact of the proposal on the character and appearance of the surrounding area;
- the impact upon surrounding occupiers; and
- whether sufficient parking and access would be provided.

1.2 Planning law requires that application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other materials considerations in reaching their decision.

#### 2.0 Description of the Site

2.1 The application site is located between Hadrian Road to the south and the Metro line to the north. To the west is Limekiln Road, a non-adopted highway no

longer in use, and beyond this is a belt of trees. There are further trees beyond the site's eastern boundary. The site has a total area of approximately 1 hectare.

2.2 At the western end of the site is a large storage building and 3no smaller storage units, granted planning permission in 2012 and 2014 respectively. The remainder of the site comprises vacant land, roughly surfaced with gravel. Access is from Hadrian Road, where there is a gated entrance.

2.3 The area to the south and west is predominantly industrial in character, while to the north, on the opposite side of the Metro line, are residential dwellings.

2.4 The site is allocated for housing within the Local Plan and lies within the North Bank Area.

### 3.0 Description of the Proposal

3.1 Permission is sought to use the land to the east of the existing buildings for B8 storage purposes.

3.2 Retrospective permission is sought for the installation of 12no containers, which are located at the western end of the site, adjacent to the existing buildings. The purpose of the containers is to provide rented storage space, to be let on a short term monthly basis. The containers are arranged on a north-south axis and each measures 5.6m by 2.3m, by 2.3m in height. Access is proposed between the hours of 07:00 and 23:00. 2no additional containers are proposed to provide toilet and office facilities.

3.3 It is proposed to use the remainder of the site to the east for external storage. The applicant has advised that the exact nature of the use is not known but is likely to include the storage of items such as caravans, motor homes, boats and trailers. Access is proposed between the hours of 07:00 and 23:00.

### 4.0 Relevant Planning History

12/00619/FUL - Erection of 20m x 25m storage unit and a 2.4m high steel palisade fence around boundary of site with 6m wide double gates onto Hadrian Road – Permitted 21.09.2012

14/01355/FUL - Construction of 3no 18.3m x 7.6m storage units. Use class B8 - storage or distribution – Permitted 03.11.2014

### 5.0 Government Policy

5.1 National Planning Policy Framework (March 2012)

5.2 National Planning Practice Guidance (As Amended)

5.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all application. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

## 6.0 Development Plan

### 6.1 North Tyneside Local Plan 2017

## **PLANNING OFFICERS REPORT**

### 7.0 Main Issues

7.1 The main issues for Members to consider in this case are;

- whether the principle of the development is acceptable;
- the impact of the proposal on the character and appearance of the surrounding area;
- the impact upon surrounding occupiers; and
- whether sufficient parking and access would be provided.

7.2 Consultation responses and representations received as a result of the publicity given to this application are set out in the appendix to the report.

### 8.0 Principle of the proposal

8.1 The National Planning Policy Framework (NPPF) states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth in order to create jobs. Therefore significant weight should be placed on the need to support economic growth through the planning system.

8.2 The NPPF sets out the core planning principles which should underpin decisions and notes that planning should amongst other matters, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

8.3 Policy S1.4 of the Local Plan states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific policies of this Plan. Should the overall evidence based needs for development already be met additional proposals will be considered positively in accordance with the principles for sustainable development.

8.4 Policy DM1.3 states that the Council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area through the Development Management process and application of the policies of the Local Plan. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise.

8.5 Policy S2.1 states that proposals that make an overall contribution towards sustainable economic growth, prosperity and employment in North Tyneside will be encouraged.

8.6 Policy DM2.4 states that proposals for new employment uses outside the 150ha of available land or existing areas of employment land will be permitted where it can be demonstrated that the proposal:

- a. Cannot be accommodated within the existing portfolio of available employment land; and,
- b. Would make a contribution to job creation and diversification of the economy in North Tyneside; and,
- c. Can be provided with appropriate vehicular access, and supports access to sustainable transport connections; and,
- d. Would not be detrimental to local amenity.

8.7 Policy AS2.5 states that across the River Tyne North Bank area proposals for all forms of employment development will be supported to enable economic growth, investment and regeneration of the area where they do not restrict riverside access that could compromise the capacity of the River Tyne North Bank to support marine and off-shore related industry.

8.8 Policy AS8.1 relates to the Wallsend and Willington Quay Sub Area and sets out a number of aims for the area. These include providing a range of opportunities for investment and economic development on the north bank of the River Tyne; increasing the quality and supply of housing and reducing the impact of intrusive employment uses on residential amenity.

8.9 The application site is allocated for housing within the Local Plan, identified as site 98 by Policy S4.3, for the provision of 41 no units. The potential housing land supply from this site is not included in the assessment that North Tyneside has a 5.56 year supply of housing land.

8.10 The application site is located in a predominantly industrial area and under the previous development plan (UDP) was allocated for employment use. It is also located with the North Bank area where Policy AS2.5 states that proposals for all forms of employment development will be supported, providing they do not restrict access to the riverside. Policy AS8.1 also encourages economic development in the area.

8.11 The proposal is in keeping with the existing storage units that operate from the western section of the site, and no further permanent built structures are proposed.

8.12 It is important to take into account that the housing allocation is for the lifetime of the Local Plan i.e. until 2032. Given that no permanent buildings are proposed it is not considered that the proposal would prejudice the long-term implementation of Policy S4.3.

8.13 When taking into account that the proposal would bring a currently vacant site into use, and secure economic development in accordance with the NPPF, the principle of the proposal is considered to be acceptable subject to consideration of the issues set out below.

## 9.0 Character and appearance

9.1 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design.

9.2 Policy DM6.1 states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area.

9.3 LDD11 'Design Quality' applies to all planning applications that involve building works. It states that extensions must offer a high quality of design that will sustain, enhance and preserve the quality of the built and natural environment. It further states that extensions should compliment the form and character of the original building.

9.4 It is proposed to install a total of 14no storage containers, and to use the remainder of the site for open storage.

9.5 The application site is located within a predominantly industrial area, and currently contains 4no storage units. The site is enclosed by 2.4m high fencing and some screening is provided by trees along the site's southern boundary. There are dense areas of trees to the east and west. The proposed storage containers, at 2.3m high, are significantly lower than the existing storage units, the largest of which is 10m high.

9.6 The proposal is in keeping with the industrial character of the site and surroundings, and in officer opinion would not result in harm to visual amenity or the appearance of the site. A condition is recommended to prevent the site being used for the storage of waste or construction materials that could result in unsightly stockpiles and to prevent containers being stacked more than 2 high

9.7 Members need to determine whether the proposed development would be acceptable in terms of its impact on the character and appearance of the site and surrounding area. It is officer opinion that the impact would be acceptable.

## 10.0 Impact on surrounding occupiers

10.1 NPPF paragraph 123 states 'Planning policies should aim to: avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise new development, including through conditions; recognise that development will often create some noise and existing business wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.

10.2 Policy S1.4 of the Local Plan states that development proposals should be acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses.

10.3 DM5.19 states that development proposals that may cause pollution either individually or cumulatively of water, air or soil through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, and other pollutants will be required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, to people and to biodiversity. Development that may be sensitive (such as housing, schools and hospitals) to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.

10.4 The area to the south of the site contains mainly industrial uses but there are residential properties approximately 30m to the north, beyond the Metro line, and 90m to the south west on Railway Terrace.

10.5 A noise assessment has been submitted as part of the planning application.

10.6 The Manager of Environmental Health has been consulted and provided comments. She notes that the proposal has the potential to generate noise from vehicles, generators and other machinery, and from the loading/unloading of materials. She advises that the noise assessment has assessed the potential noise from vehicle movement and activities within the site, and demonstrates that the proposal would not have an adverse impact on residential occupiers. This is subject to the site being used during the hours of 07:00 to 23:00 only.

10.7 The Manager of Environmental Health recommends the imposition of conditions to restrict the hours of use and deliveries, and requiring the submission of a further noise assessment prior to any plant being installed. Conditions are also recommended to control any external lighting, the nature of materials stored and to prevent any caravans being used for residential purposes.

10.8 Members need to consider whether the development is compatible with surrounding land uses and whether there would be any adverse impact on the amenity of residential occupiers. Given the nature of the proposal and location of the site it is officer opinion that impact is acceptable.

#### 11.0 Impact on the highway network

11.1 NPPF states that transport policies have an important role to play in facilitating sustainable development, but also contributing to wider sustainability and health objectives.

11.2 All developments that generate significant amounts of movements should be supported by a Transport Statement or Transport Assessment. Planning decisions should take into account amongst other matters that safe and suitable access to the site can be achieved for all people.

11.3 Paragraph 32 of NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

11.4 Local Plan Policy DM7.4 New Development and Transport states that the Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being.

11.5 The site would be accessed via the existing gated entrance from Hadrian Road and there is ample space for vehicles to park and manoeuvre. The Highway Network Manager has been consulted and raises no objections.

11.6 In officer opinion the impact on the highway network is acceptable.

## 12.0 Other Issues

### 12.1 Trees and ecology

12.2 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment as part of this helping to improve biodiversity amongst other matters.

12.3 Paragraph 109 of NPPF states that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising the impacts on biodiversity and producing net gains to biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

12.4 Paragraph 118 of NPPF states that when determining a planning application, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from development cannot be avoided or as a last resort be compensated for, then planning permission should be refused.

12.5 Local Plan Policy S5.4 states that the Borough's biodiversity and geodiversity resources will be protected, created, enhanced and managed having regard to their relative significance.

12.6 Policy DM5.5 of the Local Plan states that all development proposals should:

- a. Protect the biodiversity and geodiversity value of land, protected and priority species and buildings and minimise fragmentation of habitats and wildlife links; and,
- b. Maximise opportunities for creation, restoration, enhancement, management and connection of natural habitats; and,
- c. Incorporate beneficial biodiversity and geodiversity conservation features providing net gains to biodiversity, unless otherwise shown to be inappropriate.

12.7 Policy DM5.7 states that development proposals within a wildlife corridor, as shown on the Policies Map, must protect and enhance the quality and connectivity of the wildlife corridor. All new developments are required to take account of and incorporate existing wildlife links into their plans at the design stage. Developments should seek to create new links and habitats to reconnect isolated sites and facilitate species movement.

12.8 The application site is located in a wildlife corridor. There are trees along the site boundaries but none within the site itself. The site is covered by rough gravel. The applicant has advised that no trees will be removed.

12.9 The Biodiversity officer has commented and raises no objections to the proposal. To protect the adjacent trees she recommends that materials should be stored away from the site boundaries. Subject to a condition to control this, the impact on ecology and trees is considered to be acceptable.

#### 12.10 Flooding

12.11 The National Planning Policy Framework states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test.

12.12 Policy DM5.12 of the Local Plan states that all major developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk from all sources, taking into account the impact of climate change over its lifetime.

12.13 All new development should contribute positively to actively reducing flood risk in line with national policy, through avoidance, reduction, management and mitigation.

In addition to the requirements of national policy, development will avoid and manage flood risk by:

- a. Helping to achieve the flood management goals of the North Tyneside Surface Water Management Plan and Northumbria Catchment Flood Management Plans; and
- b. According with the Council's Strategic Flood Risk Assessment, including meeting the requirement for a Flood Risk Assessment for sites over 0.5ha in identified Critical Drainage Areas.

12.14 Policy DM5.14 states that applicants will be required to show, with evidence, they comply with the Defra technical standards for sustainable drainage systems (unless otherwise updated and/or superseded). A reduction in surface water run off rates will be sought for all new development. On brownfield sites, surface water run off rates post development should be limited to a maximum of 50% of the flows discharged immediately prior to development where appropriate and achievable. For greenfield sites, surface water run off post development must meet or exceed the infiltration capacity of the greenfield prior to development incorporating an allowance for climate change.

12.15 Policy DM5.15 states that applicants will be required to show, with evidence, they comply with the Defra technical standards for sustainable drainage systems (unless otherwise updated and/or superseded).

12.16 The Council as Local Lead Flood Authority has been consulted raise no objections. They state a flood risk assessment and surface water management scheme will be required. These matters can be controlled by condition.



12.17 Northumbrian Water has been consulted and raise no objections.

12.18 It is therefore officer opinion that the development is acceptable in terms of the impact on flood risk.

#### 12.19 Archaeology

12.20 Paragraph 141 of NPPF states that heritage assets are an irreplaceable resource and therefore they should be conserved in a manner appropriate to its significance.

12.21 Policy DM6.7 of the Local Plan states that the Council will seek to protect, enhance and promote the Borough's archaeological heritage and where appropriate, encourage its interpretation and presentation to the public.

12.22 Developments that may harm archaeological features will require an archaeological desk based assessment and evaluation report with their planning application. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this.

12.23 The County Archaeologist has been consulted and provided comments. She advises that as the storage units do not have foundations, no archaeological work will be required.

#### 12.24 Contamination

12.25 NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity and the potential sensitivity of the area or proposed development to adverse effects of pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

12.26 Policy DM5.18 of the Local Plan states that where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried and set out detailed measures to allow the development to go ahead safely and without adverse affect.

12.27 It is proposed to use the site for external storage and to install 14no storage containers. The development does not require any excavation of the land or foundations. Therefore there are no concerns regarding contamination risks.

#### 12.28 Local Financial Considerations

12.29 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to local finance considerations as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial



6. Prior to the eastern part of the site being brought into use details of facilities to be provided for the storage of refuse at the premises and a refuse management scheme must be submitted to and approved in writing by the Local Planning Authority. The facilities which should also 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: In order to safeguard the amenities of the area having regard to policy DM7.9 of the North Tyneside Local Plan 2017.

7. Prior to the eastern part of the site being brought into use a Flood Risk Assessment and scheme for surface water management must be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details prior to the use commencing.

Reason: To provide a satisfactory means of drainage and prevent the increased risk of flooding from any sources in accordance with the NPPF and Policy DM5.12 of the North Tyneside Local Plan 2017.

8. There shall be no access to the site, or activities within the site, outside the hours of 07:00 to 23:00 on any day.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

9. There shall be no deliveries or collections outside the hours of 07:00 to 21:00 hours on Monday to Saturdays and 09:00 to 21:00 hours on Sundays.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

10. Noise No Tannoys Externally Audible                      NOI002    \*

11. Flood Lighting Scheme Details                                      LIG001    \*

12. Prior to the installation of any plant or machinery as noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must be carried out in accordance with BS4142 to determine the existing background noise level at the boundary of the nearest residential premises and include appropriate mitigation measures where necessary to ensure the rating level of plant and equipment does not exceed the background noise. Thereafter the scheme must be implemented in accordance with the approved details.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

13. No waste, recycled materials, demolition or construction materials shall be stored or processed at the site at any time, and containers shall be stacked no more than two high.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

14. There shall be no residential use of the site or any caravans, motor homes or structures stored within it.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

15. There shall be no storage of materials within 2m of the site boundaries

Reason: To ensure that trees and hedges are adequately protected from damage; having regard to policy DM5.9 of the North Tyneside Local Plan.

16. No trees or vegetation shall be removed to accommodate storage on site, unless full details of the trees to be removed, including a tree survey, have been first submitted and agreed in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges are adequately protected from damage; having regard to policy DM5.9 of the North Tyneside Local Plan.

### **Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

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.

### **Informatives**

Contact ERH Construct Highway Access (I05)

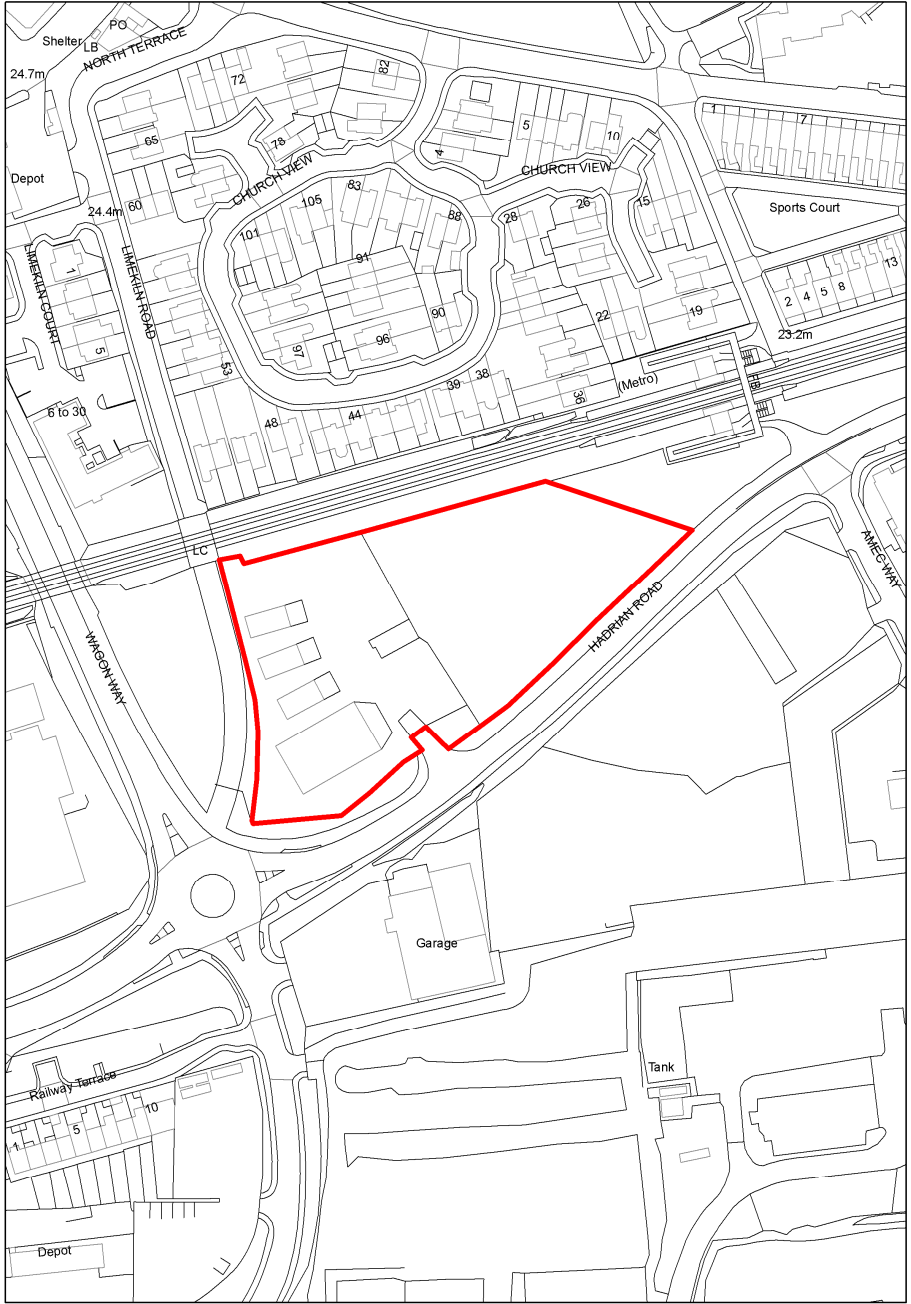
Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

Contact ERH Erect Scaffolding on Rd (I12)

Do Not Obstruct Highway Build Materials (I13)

Highway Inspection before dvlpt (I46)



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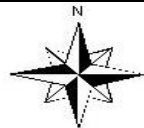
**Location: Capstan Park, Hadrian Road, Wallsend, Tyne And Wear**

**Proposal: Proposed use of land for external B8 storage, including siting and operation of self storage containers and open area for storage of items including but not limited to caravans, motorhomes, boats, trailered vehicles and trailers**

Not to scale

Date: 19.10.2017

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**Appendix 1 – 17/01114/FUL  
Item 2**

**Consultations/representations**

1.0 Internal Consultees

1.1 Highway Network Manager

1.2 The application is an extension of the existing site and access remains unchanged. Conditional approval is recommended.

1.3 Recommendation - Conditional Approval

1.4 Conditions:

ACC25 - Turning Areas: Before Occ

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT06 - Construction Method Statement (Minor)

1.5 Informatives:

I05 - Contact ERH: Construct Highway Access

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I12 - Contact ERH Erect Scaffolding on Rd

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dvlpt

1.6 Local Lead Flood Authority

1.7 The application is an extension of the existing site and conditional approval is recommended.

1.8 Recommendation - Conditional approval

1.9 Condition:

No development shall commence until a Flood Risk Assessment (FRA) & 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: In the interests of surface water management

1.10 Manager of Environmental Health (Pollution)

1.11 I would have concerns with regard to noise arising from the arrival and departure of vehicles, use of generators and if other machinery or equipment is used at the site.

1.12 The site is located approximately 24m south of Church View and the proposed construction of additional storage units will lead to an intensification of use of this area. There will be noise from vehicle movements to and from the site, noise from the unloading/loading of materials at the site and the use of fork lift trucks etc.

1.13 I have reviewed the noise assessment that has assessed the potential noise from the storage of items at the site, principally assessing vehicle noise and HGV manoeuvring around the site, this has determined that the noise does not give rise to an adverse impact for neighbouring residential properties, based on the site being assessed only during daytime hours of 07:00 - 23:00 hours. I would therefore require a condition to restrict access to the site to these times and a more stringent condition to prevent delivery operations to no later than 21:00 hours. The noise assessment has not considered the use of plant and equipment at the site and therefore a condition will be necessary to require a noise scheme to be submitted if plant and equipment such as generators, are to be used on the site.

1.14 A lighting condition will also be necessary as external lighting is likely to be required.

1.15 If planning consent is to be given I would recommend the following:

- HOU03 07:00 - 23:00 hours Monday to Sunday,
- Deliveries and collections at the site to be restricted to 07:00 - 21:00 hours Monday to Saturdays and 09:00 - 21:00 hours on Sundays.
- NOI02
- LIG01
- No plant or equipment to be installed at the site unless a noise scheme has been submitted in accordance with BS4142 to determine the background noise level without the plant noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment does not exceed the background noise.
- No waste, recycled materials, demolition or construction materials shall be stored or processed at the site at any time.
- The site shall not be used as residence at any time.

#### 1.16 Biodiversity Officer

1.17 The Planning Statement submitted for the above application states that no existing trees on site are proposed to be removed and the main tree areas are excluded from the application.

1.18 As there are no areas of trees or scrub which look to be impacted upon, I have no objection to the application. Planting along the southern and eastern boundaries should be adequately protected by ensuring any storage is sited away from the edges of these tree and woodland areas. If any tree or scrub removal is required to accommodate storage on the site, a tree survey would be required to be submitted to the Local Authority.

### 1.19 Conditions:

- In order to protect existing tree and woodland planting to the southern and eastern boundaries of the site, all storage will be sited away from the edges of these areas.
- If any trees or vegetation is required to be removed to accommodate storage on site, a tree survey will be required to be submitted to the Local Authority for approval prior to development commencing.

### 2.0 Representations

2.1 None received.

### 3.0 External Consultees

#### 3.1 Northumbrian Water

3.2 Having assessed the proposed development I can confirm that at this stage we would have no issues to raise with the application, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

3.3 We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

#### 3.4 County Archaeologist

3.5 I was consulted on previous application and I advised that this was the site of Wallsend Colliery Church Pit which opened in 1782. If colliery building foundations survived these would be of industrial archaeological interest. I advised that if the proposed storage building required foundations deeper than 0.50m, then an archaeological watching brief would be required.

3.6 Presumably the 12 self-storage containers do not require foundations at all. No archaeological work would appear to be required.