

## 22.11.2019 ADDENDUM

### Item No: 6

|                        |                     |        |                 |
|------------------------|---------------------|--------|-----------------|
| <b>Application No:</b> | <b>19/01191/FUL</b> | Author | Rebecca Andison |
| Date valid:            | 16 September 2019   | :      |                 |
| Target decision date:  | 16 December 2019    | ☎:     | 0191 643 6321   |
|                        |                     | Ward:  | Cullercoats     |

Application type: full planning application

**Location: Land Adjacent To 43 Stanton Road Cullercoats Tyne And Wear**

**Proposal: Construction of a three storey extra care apartment building (C2 use class) comprising 64no. apartments (45 one bed and 19 two bed). Communal facilities including lounge, dining area, activities room, salon, assisted bathroom, guest suite, electric buggy store and charging room and ancillary offices - gardens and parking.**

Applicant: Galliford Try Partnerships NE, Mr Andrew Mayfield 2 Esh Plaza Sir Bobby Robson Way Newcastle Upon Tyne NE13 9BA

Agent: Spa Architects, Mr Alistair Mitchell 1 Burdon Way Stokesley Business Park Stokesley Middlesbrough TS9 5PY

**RECOMMENDATION:** Application Permitted

#### 1.0 Representations

1.1 1no. additional objection has been received to give a total of 169no objections. No new concerns are raised.

1.2 1no. additional representation has been received. This raises concern regarding the time and venue of Planning Committee.

#### 2.0 Amended conditions

2.1 Additional information has been submitted in respect of condition 9, which requires a Construction Method Statement to be submitted. The applicant has submitted a statement which includes information regarding the site access, storage, parking and dust suppression. The Highway Network Manager and Manager of Environmental Health have confirmed that this is acceptable.

2.2 It is proposed to locate the site cabins in the north west corner of the site adjacent to the allotments and properties on Stanton Road. Five cabins are required and four would be double stacked. It is officer opinion that this would have some adverse impact on the amenity of adjacent residents. The applicant has advised that it is not possible to locate the cabins elsewhere within the site due to the space required for vehicle turning and material storage, and to install the drainage attenuation tank. The cabins would be

required for approximately 2 years. On balance it is officer opinion that the proposed cabins are acceptable.

#### 2.3 Condition 9:

The development shall be carried out in accordance with the Site Management Methodology and Diagram 2 -Proposed Site Setup (PC0123-C123-GTP-XX-XX-DR-W-06-Diag2).

Reason: To ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

2.4 Additional information has also been submitted in respect of conditions 14, 15 and 27. These conditions are amended as follows:

#### 2.5 Condition 14:

The development shall be carried out in accordance with the submitted Remediation Strategy (REPORT NO: D8749RS). Prior to occupation of the development a validation report must be submitted and approved in writing by the Local Planning Authority, to 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 include 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.

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 submitted information.

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 DM5.18 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

#### 2.6 Condition 15:

The development hereby permitted shall not be constructed above damp proof course level until:-

a) A remediation method statement for underground gas emissions has been submitted to and agreed in writing by the Local Planning Authority. 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.

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.

b) 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.

c) 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 DM5.18 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

#### 2.7 Condition 27:

The development shall be carried out in accordance with the submitted Materials Schedule Revision P1.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 of the North Tyneside Local Plan (2017).

2.8 Conditions 16, 25, 26 and 39 are amended as highlighted below.

16) **Prior to occupation** of the development a fully detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include tree and shrub planting (trees to be a minimum 12-14cm girth **where feasible**), new native hedgerows along

the southern and eastern boundary and wildflower meadow borders. It must specify the proposed timing and ground preparation noting the species and sizes for all new plant species.

The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. The landscape scheme shall include a maintenance schedule for a minimum period of five years including details of the arrangements for its implementation. The maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure a satisfactory standard of landscaping and in the interests of ecology, having regard to policies DM5.5 and DM5.9 of the North Tyneside Local Plan (2017).

25) **Prior to the installation** of any air ventilation system, full details of the system must be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and permanently retained.

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.

26) **Prior to occupation** of the development the following details and a timescale for their implementation must be submitted to and approved in writing by the Local Planning Authority:

New access

Upgrade of footpath abutting the site

Associated highway drainage

Associated street lighting

Associated road markings

Associated signage

Associated Traffic Regulation Orders

Thereafter, these agreed works shall be carried out in accordance with the agreed timescales and retained thereafter.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

39) All first and second floor windows in the southern gable projection shall, up to a minimum height of 1.7 metres above finished floor level, be glazed in obscure glass to a Level 3 or above. The windows shall be either fixed shut **or fitted with restrictors to limit the openings to a maximum of 100mm to allow ventilation.** The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties having regard to policy DM6.2 of the North Tyneside Local Plan (2017).