



# Northumberland County Council

North Northumberland Local Area Council  
19<sup>th</sup> April 2018

<b>Application No:</b>	16/04630/FUL		
<b>Proposal:</b>	The development of 3 residential dwellings including associated parking and infrastructure.		
<b>Site Address</b>	Signal Cottage, Island View, Amble, Morpeth Northumberland NE65 0SF		
<b>Applicant/ Agent</b>	Mr Jon Tweddell Coble Quay, Amble, Morpeth, NE65 0FB		
<b>Ward</b>	Amble	<b>Parish</b>	Amble By The Sea
<b>Valid Date</b>	16 December 2016	<b>Expiry Date</b>	26 April 2017
<b>Case Officer Details</b>	Name: Miss Erin Hynes Job Title: Planning Officer Tel No: 01670 624163 Email: erin.hynes@northumberland.gov.uk		



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## **1. Introduction**

- 1.1 Under the provisions of the Council's current Scheme of Delegation, where applications raise significant planning issues and objection from a Town or Parish Council, they are referred to the Head of Planning Services and Planning Committee Chairs for consideration to be given as to whether the application should be referred to a Committee for determination. The matter has been duly considered under these provisions at which time it was confirmed that the application should be determined by committee as the proposal raises issues due to the prominence of the site and the design issues raised by the scheme.

## **2. Description of proposals**

- 2.1 The application seeks full planning permission for the erection of a building containing three residential units at the former Signal Cottage, Amble.
- 2.2 External elevations of the building would be finished in render, with aluminium windows and full height glass in certain parts of the development. The ground level would be partially sunk below the adjacent ground level by 1m.
- 2.3 The application site is located on the eastern outskirts of Amble and is surrounded by an established grassed dune system. Prior to this application being submitted a bungalow stood on the site which has since been demolished. The site would be accessed via an existing access point off the Links Road.
- 2.4 During the course of this application, the Council has worked with the applicant in accordance with the NPPF to resolve issues relating to design and landscape and visual impact as well as technical issues relating to ecology and land stability. Following changes to the development, the Council has reconsulted the necessary consultees, neighbours and all those who had previously made comments in response to this application. These issues will all be assessed in more detail within the Committee Report.

### 3. Planning History

**Reference Number:** 16/01649/FUL

**Description:** Demolish the existing bungalow and build new two storey dwelling

**Status:** Application Returned

**Reference Number:** 16/02746/FUL

**Description:** Retrospective demolition of bungalow and proposed erection of building containing 1no. private dwelling house and 3 no. duplex holiday lets

**Status:** Withdrawn

**Reference Number:** 17/01317/FUL

**Description:** Temporary location of security touring caravan, (Hobby) fencing and toilet for security of services on private freehold land previously occupied by dwelling house while waiting for planning permission for new dwelling house

**Status:** Invalid

**Reference Number:** A/2000/0038

**Description:** LPG Tank

**Status:** Permitted

### 4. Planning Policy

#### 4.1 National Planning Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014, as updated)

#### 4.2 Development Plan Policy

Alnwick LDF Core Strategy (2007)

- S1 Location and scale of new development
- S3 Sustainability criteria
- S11 Locating development to maximise accessibility and minimise impact from travel
- S12 Protecting and enhancing biodiversity and geodiversity
- S13 Landscape character
- S16 General design principles

Alnwick District Wide Local Plan (1997)

- BE8 Design in new residential developments and extensions (and Appendix A and B)
- TT5 Controlling car parking provision (and Appendix E)

#### 4.3 Other Documents/Strategies

Northumberland Landscape Character Assessment (August 2010)

## 5. Consultee Responses

Natural England	No objection, subject to condition.
Amble Town Council	<p>Object on the grounds of gross over development, it being a very prominent feature on the landscape and coastline compared to the original building. Do not agree with the submissions regarding sustainable development. A more comprehensive habitat survey over a longer period is needed. The materials and the raised grass area do not reduce its impact and no details of the landscape planting are given for comment.</p> <p>Object upon re-consultation. Previous comments from initial consultation remain the same. Additional concerns over greater all year round vehicular movement associated with 3 residential dwellings were raised.</p>
Highways	No objection, conditions and informatives recommended.
County Archaeologist	No objection subject to a condition.
County Ecologist	No objection, subject to conditions and obligation (S106)
Public Protection	No objection, conditions recommended.
The Coal Authority	Recommend that the LPA impose a planning condition should planning permission be granted for the proposed development requiring these works prior to the commencement of development. No objection subject to the imposition of a condition or conditions to secure the above.
Coastal Erosion Team	No objection upon re-consultation, subject to a condition.
Northumbrian Water Ltd	Informative recommended.

## 6. Public Responses

### Neighbour Notification

Number of Neighbours Notified	71
Number of Objections	13 (10 following re-consultation)
Number of Support	1
Number of General Comments	0

### Notices

General Site Notice, 20th January 2017

No Press Notice Required.

### Summary of Responses:

Letters of support comment on how the proposed development is not considered to obstruct or spoil any views along the coastal area, and will not cause any disruption to the sand dunes or landscape.

Letters of objection focus primarily on matters relating to impacts on the character of the landscape and visual amenity, with neighbours highlighting that the proposed development is visually intrusive due to the size of the development. Furthermore, issues over the design and style of the development is not considered sympathetic to its surroundings. The potential harm that the development will have on the SSSI, particularly the nearby protected sand dunes is a major concern to neighbours. Comments regarding the associated increase in traffic, the negligible effect on employment, the lack of need for this type of high-end accommodation, and the potential of a domino effect resulting in more developments similar to that proposed being permitted were also highlighted in objection letters.

## 7. Appraisal

7.1 The key planning issue raised by the proposal include:-

- Principle of development
- Siting, Design, Materials, Amenity
- Landscape Character and Visual Impact
- Access and highways safety
- Ecology
- Archaeology
- Land Stability
- Other issues

7.2 In terms of assessing the proposal account will be given to the National Planning Policy Framework (NPPF) which was released in March 2012 and those policies which are considered consistent with the NPPF from the Alnwick District Wide Local Plan (ADLP) and the current Alnwick District Core Strategy (ADCS). The NPPF does not change the statutory status of the development plan as the starting point for decision making. Therefore proposed development that accords with an up to date Local Plan should be approved unless other material considerations indicate otherwise. Decision making should follow the approach of the presumption in favour of sustainable development and where proposals are considered to be sustainable be approved without delay.

### Principle of Development

7.3 The National Planning Policy Framework (NPPF) was published in March 2012 and set out the Government's planning policies for England and how these are expected to be applied by Local Planning Authorities. The Ministerial Foreword to the NPPF states that:

"development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development that is the basis for every plan and every decision."

7.4 The NPPF has not changed planning law insofar as the starting point for considering development proposals remains the development plan. However, it is a significant material consideration in the determination of planning applications.

7.5 Annex A of the NPPF, specifically paragraph 215, states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan align with the NPPF, the greater the weight that may be given to them.

7.6 The primary development plan documents for the area within which the application site is located comprises the Alnwick LDF Core Strategy (ADCS), adopted in 2007 and the Alnwick District Wide Local Plan adopted in 1997. A number of the policies within the Local Plan were "saved" in 2007 following the introduction of the Planning and Compulsory Purchase Act 2004 which means that they were identified as continuing to be of relevance and were not, at that time, replicated by national or regional planning guidance.

- 7.7 The ADCS identifies a development strategy and sets out a number of strategic policies to deliver sustainable development. The policies of the development strategy cut across all of the ADCS themes, and when assessing development proposals, its compliance with the development strategy will be considered first, followed by any other relevant core strategy policies. It is considered that the most effective way of guiding future development is towards the most sustainable locations by establishing a settlement hierarchy.
- 7.8 The introduction of the NPPF is not considered to have any material change in considering the principle of development, as the sustainability principles of the ADCS are considered to be in line with the presumption in favour of sustainable development set out in the NPPF.
- 7.9 Policy S1 of the ADCS sets out a settlement hierarchy for the location and scale of new development and identifies Amble as a Main Rural Service Centre. The application site is located within Amble and therefore would in this respect comply with Policy S1 of the ADCS.
- 7.10 Policy S3 of the ADCS outlines sustainability criteria that generally need to be satisfied before permission is granted for new development. These include that the development is:
- accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car;
  - that there is adequate existing or planned capacity in the physical and community infrastructure;
  - any physical and environmental constraints can be mitigated;
  - potential implications of flood risk have been assessed;
  - there would be no significant adverse effects on the natural resources, environment, biodiversity and geodiversity, cultural, historic and community assets of the district;
  - the new development would help to build communities by sustaining or providing community services and facilities
- 7.11 In terms of the six criteria that are identified in Policy S3, it is considered that the proposal accords with the majority or failing that through appropriate conditions and mitigation the criteria can be achieved.
- 7.12 The introduction of the NPPF is not considered to have any material change in how officers have considered the principle of development as the sustainability principles of the ADCS are considered to be in line with the presumption in favour of sustainable development set out in the NPPF.
- 7.13 It is therefore considered that the proposal is acceptable in relation to Policies S1 and S3 of the ADCS and the principles of the NPPF.

## Siting, Design, Materials, Amenity

- 7.14 Policy S16 of the ADCS requires that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping.
- 7.15 In terms of design, during the course of this application the Council and the applicant have worked proactively together in line with the NPPF in order to address concerns relating to scale, design and massing. The applicant has removed the third storey of the building, and redesigned the roofscape to replace one monolithic roof with numerous smaller sloped roofs which would integrate better into the contours of the natural topography. Furthermore, the development would be sunk approximately 1m into the ground, so that when viewed from the highway the development would appear to be of approximate height of a 1.5 storey building as opposed to 2 storey. Therefore, it is considered that the visual impact of the development would be significantly reduced.
- 7.16 The proposed development would have a contemporary design with large aluminium windows which would be floor-to-ceiling in certain parts, and terraces on the first floor looking out towards the North Sea. The external elevations of the building would be finished in render. Whilst the proposal would result in the introduction of new and modern design in the local landscape and as such may be a departure from the existing local vernacular, it is considered that these would be acceptable in this setting and would not have such a detrimental impact on the immediate or wider area as to warrant refusal on these grounds.
- 7.17 The proposal is located some distance away from existing properties and it is therefore considered that there would be no unacceptable impact in terms of outlook, privacy and amenities. It is considered that in light of the above, the proposal would be acceptable in relation to the NPPF and Policies S16 of the ADCS and Policy BE8 of the ADLP.

## Landscape Character and Visual Impact

- 7.18 Policy S13 of the ADCS requires all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the former district. Under this policy, all proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area.
- 7.19 The application site is in a rural location that is located within Landscape Character Area 40a: Broad Bays and Dunes - Druridge Bay as detailed in the Northumberland Landscape Character Assessment (2010). This landscape is characterised by wide sweeping sandy bays which are separated by rocky headlands. The bays are backed by largely intact dunes and most of the landscape is ecologically rich, despite the strong presence of industrial activity across the area. The site is surrounded at the north, south and west by grassed



dunes and is bound to the east by the North Sea. To the west is Links Road and beyond that the Amble Links Leisure Park.

- 7.20 Land management guidelines for LCA 40a focuses on promoting the improved management of important coastal and maritime habitats through higher-level stewardship, and encourages environmental management of marginal land to extend the influence of maritime habitats and attractiveness of the area for tourism.
- 7.21 The proposed development site is encompassed by grassed dunes and located within the Northumberland Shore SSSI, and as such it is of utmost importance that the character of the landscape is protected from unsuitable development that would cause adverse impacts. Adverse visual effects resulting from the development have been mitigated by reducing the overall height from three storeys to two and by siting the development 1m lower than ground level. Therefore, the overall height of the development has been minimised, and it is considered that the proposed development would not cause any significant adverse impacts on the character of the area.
- 7.22 In addition, the applicant proposes to screen the development from the public realm by planting holly bushes alongside the west and north elevations of the development. The presence of this vegetation would significantly reduce views of the development when viewed from inland, and subsequently is considered to maintain the character of the area. Therefore, the development is considered to comply with Policy S13 of the ADCS.

#### Access and highways safety

- 7.23 Policy S11 of the ADCS outlines the requirements for new developments to meet in terms of traffic and impact on the highway. Proposals should aim to maximise accessibility and minimise impacts from the traffic generated. In addition, Policy TT5 of the ADLP states that adequate car parking provision should be incorporated into developments.
- 7.24 The proposed application site would be accessed directly from the public highway (Links Road) then via a private drive. The area within the site would be sufficient to accommodate off-street parking. The traffic generated from the 3 residential units would be considered to be negligible, and unlikely to cause any adverse impacts on the existing road network.
- 7.25 As part of this application the Highway Authority has assessed the impact of the proposed development on the highway network. The aim is to ensure the highway network in the area can accommodate the anticipated trip generation; that adequate manoeuvring/parking space is provided and that safe access can be achieved; that the highway remains unobstructed for the safe passage of all users of the highway and that any development does not have an adverse impact on the safety of all users of the highway.

7.26 In response to the consultation on this application, the Council's highways officer has raised no objection in principle subject to conditions and informatives which are set out in the recommendation. The proposed development would not have an adverse impact on the safety of users of the highway in the area and is acceptable in this regard. It is therefore considered that in relation to highway safety/access and the proposal accords with ADCS Policy S11 and Policy TT5 of the ADLP.

### Ecology

7.27 Paragraph 9 of the NPPF sets out that planning decisions should conserve and enhance the natural environment. It continues in paragraph 118 to state that local planning authorities should aim to conserve and enhance biodiversity based on detailed principles. This is reflected on a more local scale within the ADCS. Policy S12 of the ADCS requires development proposals to be considered against the need to protect and enhance the biodiversity and geodiversity of the district, especially those areas designated as having international, national and local importance. Policy S12 of the ADCS also sets out that all proposal will be assessed in terms of their impact on the interests of the site and on habitats and species present.

7.28 The application was accompanied by an arboricultural implications assessment, tree protection plan and arboricultural constraints plan. Following consultation with the Council's ecology officer, it was confirmed that there are records of protected species in the vicinity of the site and that the grasslands on this site have the potential to be habitats of principal importance. As such it is of utmost importance that these habitats are protected from unsuitable development that would cause significant adverse impacts.

7.29 In dealing with the off-site issues there is consideration of increasing levels of recreational disturbance such as off-lead dog-walking affecting bird species which are the interest features of the range of sites on the coast which are protected under national and international legislation. Recreational pressure is also adversely affecting dune grasslands which are also protected under national and international legislation. The Local Planning Authority has legal duties to ensure that the capacity of these protected areas to support features for which they were designated is not compromised.

7.30 This impact from new development cumulatively across the stretch of the Northumberland Coast is considered significant. To address this, developments within 10km of protected sites along the coastal zone are required to demonstrate that adequate mitigation for increasing recreational pressure can be provided, either through their own schemes or by funding the Coastal Mitigation Service by the Council.

7.31 The Council, as a competent authority carried out a Habitats Regulations Assessment to assess if the development is likely to have a significant effect on the conservation of the site. It was concluded that the proposal would not have a significant effect on any sites protected under international legislation, and has similarly concluded that there would be no significant harm to designated site. Natural England has concurred with these conclusions, through sign off of the

HRA and therefore the Council is able to demonstrate compliance with its obligations under national and international nature conservation legislation. The Council is satisfied that the proposed development would not cause any significant effects, and therefore the proposal is considered acceptable in planning terms and accords with Policy S12 of the ADCS and the principles of the NPPF.

7.32 The County Ecologist is satisfied that the proposed development would not have a detrimental impact on designated sites including habitats of principal importance, and potential bird species within the area. They raise no objection to the proposal subject to conditions, and recommends a contribution of £600 per residential unit to the Coastal Mitigation Service as secured by a S106 agreement.

#### Archaeology

7.33 Paragraph 129 of the NPPF highlights the need for Local Planning Authorities to identify and assess the significance of heritage assets that may be affected by a proposal, and should aim to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

7.34 The proposed development site is located in coastal landscape which retains a high potential for significant and unrecorded archaeological remains as the site hosted the Amble Battery, an emergency coastal defence battery during WWII. As the proposed development site is a site of archaeological interest, the County Archaeologist was consulted on the matter. The County Archaeologist raises no concerns to the proposed development from an archaeological perspective, and does not object, subject to a condition safeguarding potential heritage assets.

#### Land Stability

7.35 Paragraph 120 of the NPPF emphasises the need to ensure developments are not susceptible to land instability or pollution. This is reflected in policy S3(3) of the ADCS which requires that any physical and environmental constraints on the development of the land including land instability can be mitigated.

7.36 The proposed development site is located within a Coal Referral and Coal Advice zone, and subsequently might be subject to land instability due to old mine workings. The applicant submitted a Coal Mining Risk Assessment, Search Report and an Intrusive Investigation Report with their application. The Coal Authority were consulted and consider that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient in demonstrating that the application site is, or can be made, safe and stable for the proposed development, and therefore have no objection to the proposed development subject to conditions. Subsequently, the proposed development accords with policy S3 of the ADCS and the principles of the NPPF.

### Equality Duty

7.37 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

### Crime and Disorder Act Implications

7.38 These proposals have no implications in relation to crime and disorder.

### Human Rights Act Implications

7.39 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.40 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

## **8. Conclusion**

8.1 The principle of development for dwellings in this location is acceptable.

8.2 It is considered that the appearance, scale and materials of the proposal is acceptable, and that the proposed development would not have a detrimental impact on the character of the landscape, or the street scene. In addition, the proposal would be acceptable in relation to access and highways safety.

8.3 The proposal has been assessed in terms of the potential effects on matters including residential amenity, ecology, archaeology, land stability and highways. Each of these matters have been assessed by the appropriate Statutory Consultee and result in no objection, subject to appropriate conditions

establishing mitigation (where necessary). The potential effects in this respect are considered to be acceptable.

- 8.4 The proposal would result in the construction of three new residential dwellings on land at Signal Cottage, Amble. Alnwick District LDF Core Strategy identifies this proposal as being appropriate development, that would not cause significant visual harm on the surrounding landscape and will promote tourism. The proposal is in accordance with Policies S1, S3, S11, S12, S13 and S16 of the Alnwick District LDF Core Strategy (2007), and Policies BE8 and TT5 of the Alnwick District Wide Local Plan (1997)

## 9. Recommendation

That Members are minded to GRANT permission subject to the planning conditions set out below and the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act (1990) to secure a contribution to the Coastal Mitigation Service.

### Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

1. Location plan: Dwg no. C-00; 1:1250 (March 2017)
2. Existing site plans: Dwg no. C-01; 1:400 (March 2017)
3. Proposed site plans: Dwg no. D-02; 1:400 (December 2017)
4. Proposed floor plans: Dwg no. D-03; 1:200 (November 2017)
5. Proposed elevations: Dwg no. C-04; 1:200 (July 2017)
6. Design and Access Statement (December 2016)

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. Notwithstanding any indication of materials which may have been given in the application, before development commences a schedule and samples of the materials for the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be constructed other than in accordance with the agreed details.

Reason: In the interests of the establishing the satisfactory appearance of the development upon completion, from the outset.

04. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework

05. The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

06. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework

07. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of waste in accordance with Chapter 7 of the National Planning Policy Framework

08. No development will commence until the applicant has submitted, for approval in writing by the Local Planning Authority, a lighting plan which clearly demonstrates how light spill will be reduced. Any external lighting to the seaward side of the development (except for low level motion sensor lighting) will not be permitted.

Reason: To prevent significant effects on a European site via disturbance of overwintering birds, the special interest feature of the Northumbria Coast Special Protection Area.

09. No development will commence until the applicant has submitted, for approval in writing by the Local Planning Authority, a Construction Method Statement which will include the following elements;

a) No construction work will take place during the winter months (November to March inclusive).

b) Site vehicles and construction plant will be the quietest available and noise reduction measures will be put in place as far as possible during works.

c) No high intensity lighting will be installed on site during or post construction.

d) Storage of potentially toxic materials and fuel will be within an agreed area, more than 15m from the Special Protection Area (SPA) boundary, with water and chemical proof ground protection.

e) All spills will be removed immediately.

- f) Screening barriers to protect the SPA from dust and pollution and to minimise visibility of the works from the SPA will be used during works.
- g) Any spoil from building activities will be stored in an agreed area and, if required, will be removed from the site.
- h) Deliveries/storage of loose particulate materials will be within covered wagons/containers.
- i) Litter will be removed from site on a regular basis.
- j) Works result in creation of significant amounts of dust, this will be dampened down with water.
- k) Any new planting will be of native species, as far as possible sourced locally to the site. Site deliveries and parking will be in designated areas, which can be monitored for any potential establishment of invasive species.

Reason: To prevent significant effects on European sites via disturbance pollution or the introduction of invasive species.

10. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref A6/2: 26423 dated 02/02/2017). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.

11. The development hereby permitted shall not be commenced until such time as a scheme for surface water management, including a timetable for the implementation of the scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and timetable.

Reason: To ensure the effective disposal of surface water runoff from the development.

12. No development shall commence until a report detailing the protective measures to prevent the ingress of ground gases, to the standards required in BS8485:2015 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735



(Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

13. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 12, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

14. No development shall commence until the applicant has submitted, for approval in writing by the Local Planning Authority the following:
- a) The submission of a scheme of intrusive site investigations/gas monitoring for approval;
  - b) The undertaking of that scheme of intrusive site investigations/gas monitoring;
  - c) The submission of a report of findings arising from the intrusive site investigations/gas monitoring;
  - d) The submission of a scheme of remedial works/mitigation for approval; and
  - e) Implementation of that remedial work/mitigation.

Reason: To safeguard public safety, residential amenity and human health.

15. Prior to the commencement of development a Landscape Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The details of the scheme shall include (but not be limited to):
- a) Planting plans for the development site;
  - b) Written specifications and schedules of native species to be used in hedgerows and tree planting;
  - c) Plant sizes and proposed numbers/densities;
  - d) Timing of implementation;
  - e) Methodology for management and aftercare for the scheme.

Reason: In the interests of ecology and visual amenity.

## **Informatives**

1. The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance

2. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
3. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
4. Northumbrian Water actively promotes sustainable surface water management across the region. The developer should develop their surface water drainage solution by working through the following, listed in order of priority:
  - Discharge into ground (infiltration)
  - Discharge to a surface water body
  - Discharge to a surface water sewer, highway drain, or another drainage systemAs a last resort, discharge to a combined sewer.

**Date of Report:** 07.03.2018

**Background Papers:** Planning application file(s) 16/04630/FUL