



# Northumberland County Council

**Strategic Planning Committee - 3 December 2019**

## **Updated Conditions**

### **18/02239/FUL - Marley Tiles Factory, Lead Lane, Newlands**

#### Amended Conditions

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:-

18-071/101 Rev ~~GD~~ - General Access Arrangement  
~~18071/102 - General Access Arrangement - Southern Access~~  
18071/003-07 **Rev B** - Proposed 2m Footway Link (B6309)  
18071/003-01 Rev ~~DE~~ - Potential Footway Provision Sheet 1 of 6  
18071/003-02 Rev **BC** - Potential Footway Provision Sheet 2 of 6  
18071/003-03 Rev ~~BC~~ - Potential Footway Provision Sheet 3 of 6  
18071/003-04 Rev **BC** - Potential Footway Provision Sheet 4 of 6  
18071/003-05 Rev **BC** - Potential Footway Provision Sheet 5 of 6  
18071/003-06 Rev **BC** - Potential Footway Provision Sheet 6 of 6

~~QD1424 SW 30 04 19 - Microdrainage calculations dated 29.06.2019~~

Former Marley Tiles Factory Site, Newlands Flood Risk Assessment And Drainage Strategy Rev ~~HJ~~ Produced by Queensbury design dated ~~26.09.2019~~ **02/12/19**

Former Marley Tiles Site SuDS Maintenance Plan Revision ~~FG~~ by Queensbury Design ~~26.09.2019~~ **20/11/19**

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

**N.B All other plans/documents listed under condition 2 within the Committee Report to remain the same**

04. Notwithstanding the details submitted with the application, a detailed landscaping scheme for each phase of the development (~~phasing details to be submitted as part of the landscaping scheme~~)**as shown on the approved Phasing**

**Plan**, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc., areas to be seeded with grass, and other works or proposals for improving the appearance of the development.

The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development in that phase, or within such other time as may be approved with the Local Planning Authority.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies GD2, NE37 and H32 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. Prior to the commencement of the first phase of landscaping ~~as approved through condition 4~~ **as shown on the approved Phasing Plan**, a detailed landscape management plan and details of management for the provision and subsequent maintenance of the areas of open space (excluding private gardens) shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment and management of the approved scheme in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies GD2, NE37 and H32 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

06. All trees and hedges within, and to the boundaries, of the site identified on either the approved Arboricultural Impact Assessment (ref. ARB/AE/1792, ~~September~~**November** 2019), or the approved application plans as being retained, shall be retained and protected throughout the course of development in accordance with a detailed scheme of works which shall first be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented in complete accordance with the approved scheme and shall be provided and remain in place throughout the course of the construction of the development.

Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity, in accordance with the provisions of Policies GD2, NE33, NE37 and

H32 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

07. The development shall be implemented in line with the drainage scheme contained within the submitted document entitled Flood Risk Assessment and Drainage Strategy (Queensberry Design Limited – Revision ~~HJ~~ dated ~~26/09/1902/12/19~~). The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 1402 and ensure that surface water discharges to the existing watercourse via infiltration and the illustrated discharge point.

Reason: To prevent the increased risk of flooding from any sources in accordance with Policy CS27 of the Tynedale Local Plan, Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

22. No dwelling shall be occupied until the car parking ~~area~~ **space for that individual dwelling as** indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking ~~area~~ **spaces** shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Policies GD4 and GD6 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

#### New Condition

38. Prior to their construction, details of the location, scale and appearance of any new retaining walls/structures, including details of materials, shall be submitted to the Local Planning Authority for approval. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policies NE1 and BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.