



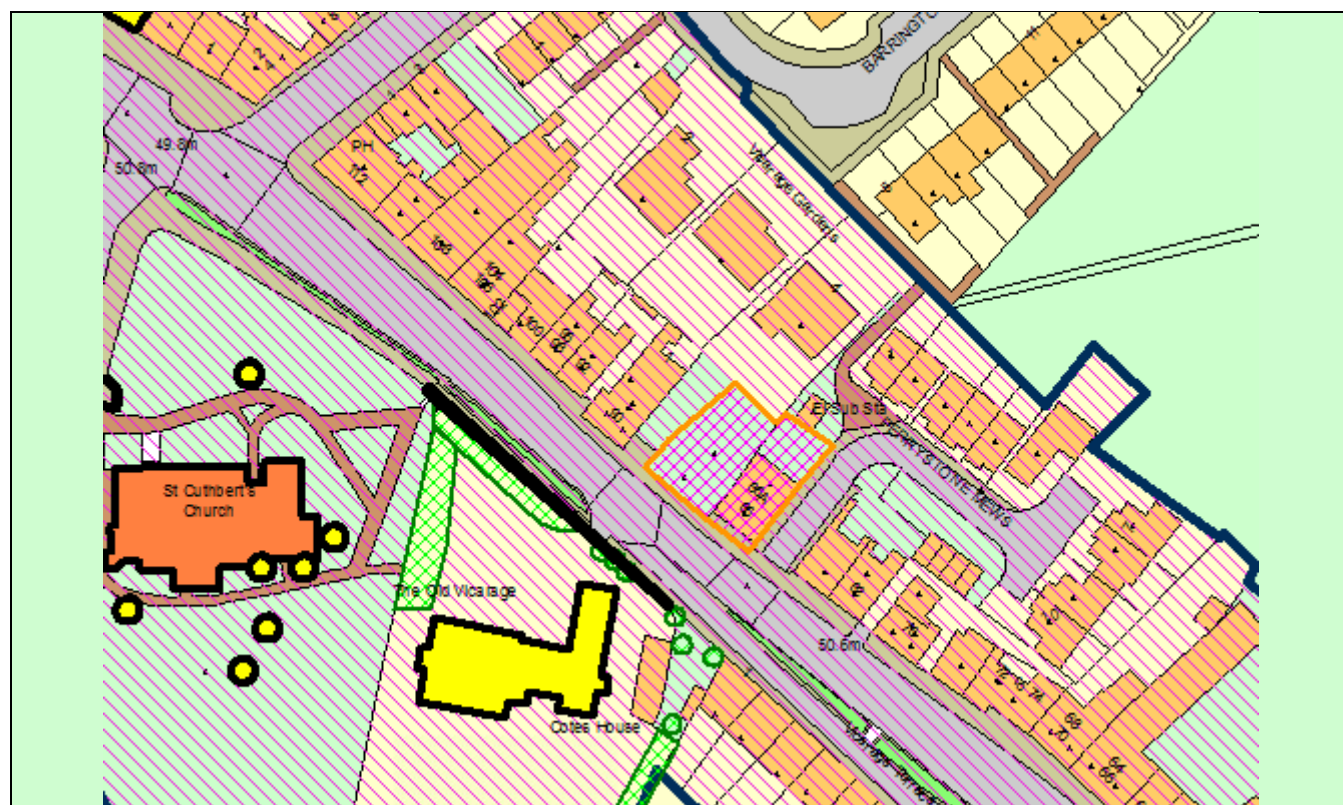
Northumberland

County Council

Cramlington, Bedlington and Seaton Valley Local Area Council Committee, Wednesday 23rd March 2022

Application No:	21/04021/FUL		
Proposal:	Proposed supported living accommodation comprising construction of new building comprising of 12 self-contained 1-bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking		
Site Address	86 - 88 Front Street East, Bedlington, Northumberland, NE22 5AB		
Applicant:	J&W Lowry Ltd 76 Eastern Way, Ponteland, NE20 9RE,	Agent:	Mr Tony Carter 1st Floor, Hepscott House, Coopies Lane, Morpeth, NE61 6JT
Ward	Bedlington Central	Parish	West Bedlington
Valid Date:	15 October 2021	Expiry Date:	24 March 2022
Case Officer Details:	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 Under the Council's Scheme of Delegation, this application was referred to the Chair of the Cramlington, Bedlington and Seaton Valley Committee and the Executive Director of Planning, where it was confirmed that the application should be considered at the Local Area Committee.

2. Description of the Proposals

- 2.1 Planning permission is sought for the construction of a 2.5 storey building comprising of 12no self-contained 1 bedroom apartments for specialised independent supported living at 86-88 Front Street East, Bedlington.
- 2.2 The site is vacant brownfield land with the previous building demolished prior to submission of this application. The submitted details indicate a brick and stone built structure incorporating a hipped slate roof with timber sash fenestration. Internally, 4no floors would be accommodated consisting of a lower ground floor, ground floor, first floor and second floor. Residential use would be accommodated within the ground, first and second floors.
- 2.3 The application site is located within the settlement of Bedlington as well as being within the designated heritage asset, Bedlington Conservation Area. Existing commercial premises are located to the east and west whilst residential dwellings are located to the north (rear). A footpath and public highway bound the site to the south (front).
- 2.4 Consent was previously granted by the LPA for a similar development under application ref no. 21/04021/FUL and the following variation 19/02744/VARYCO albeit for 11no self-contained apartments. This current submission proposes an increase to 12no with minor external design changes, parking amendments and internal reconfiguration

3. Planning History

Reference Number: 05/00198/FUL

Description: Erection of 4 No. two bedroom flats and two associated car parking spaces (amended 19 August 2005)

Status: Permitted

Reference Number: 17/02932/FUL

Description: Proposed demolition of existing building and construction of new building comprising of 11 independent living bedrooms, with associated car parking.

Status: Permitted

Reference Number: 19/02744/VARYCO

Description: Variation of condition 2 (approved plans) pursuant to planning permission 17/02932/FUL in order to permit the "minor" changes to the building façade as a result of design development to the internal floor plans (Amended Plans received 13/09/2019).

Status: Permitted

Reference Number: 19/04019/DISCON

Description: Discharge of conditions: 11 (demolition/construction method statement), and 13 (archaeological mitigation work) pursuant to planning application 17/02932/FUL
Status: Partial consent, partial refusal

Reference Number: 19/04938/FUL

Description: Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking.

Status: Non determination

Appeals

Reference Number: 20/00061/NONDET

Description: Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking.

Status: Dismissed

4. Consultee Responses

Highways	No objection subject to recommended conditions.
Affordable Housing	No response received.
West Bedlington Parish Council	Object on insufficient parking, highway safety, impact on conservation area, loss of light and loss of privacy.
Building Conservation	The proposed design response fails to preserve or enhance the character or appearance of the Conservation Area and is contrary to Chapters 12 and 16 of the NPPF. It is concluded that the development proposals collectively represent harm to the identified heritage assets and that the level of harm is 'less than substantial', but no less a material consideration that must be carefully balanced against the benefits of the proposals as set out in the NPPF.
Natural England	No objection.
County Ecologist	No objection subject to recommended condition. CMS not required.
Climate Change Team	No response received.
County Archaeologist	No objection.
Northumbrian Water Ltd	No response received.
Public Protection	No objection subject to recommended conditions.
Lead Local Flood Authority (LLFA)	No objection subject to recommended condition.
Adult Services NCC	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	12
Number of Objections	0
Number of Support	0

Notices

Stat Pub & Conservation Area 5th November 2021

News Post Leader 29th October 2021

Summary of Responses:

None received

6. Planning Policy

6.1 Development Plan Policy

Wansbeck District Local Plan (2007) (WDLP)

Policy GP1 Principle of Development

Policy GP4 - Accessibility

Policy GP16 Listed Building Setting

Policy GP17 Conservation Areas

Policy GP21 Archaeological Assessment

Policy GP23 Pollution and nuisance

Policy GP24 Pollution

Policy GP30 Visual Impact

Policy GP31 Urban design

Policy T3 - Provision for cyclists

Policy T4 - Provision for walking

Policy T6 Traffic implications

Policy T7 Parking provision

Policy CF6 - Water supply and drainage

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG) (2020)

6.3 Other documents/strategies

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by Main Modifications recommended in the Inspectors' Report (January 2022).

Policy STP 1 - Spatial strategy

Policy STP 2 - Presumption in favour of sustainable development

Policy STP 3 - Sustainable development

Policy STP 4 - Climate change mitigation and adaption

Policy STP 5 - Health and wellbeing

Policy QOP 1 - Design principles

Policy QOP 2 - Good design and amenity

Policy QOP 6 - Delivering well designed places

Policy TRA 1 - Promoting sustainable connections

Policy TRA 2 - The effects of development on the transport network
Policy TRA 4 - Parking provision in new development
Policy ENV 2 - Biodiversity and geodiversity
Policy WAT 4 - Sustainable drainage systems

7. Appraisal

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Wansbeck District Local Plan (WDLP). The main considerations in the assessment of this application are:

- Principle of the development
- Design and visual character;
- Heritage assets;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Flooding and drainage;
- Archaeological impacts;
- Land contamination.

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises of the Wansbeck District Local Plan. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The independent examination of the Northumberland Local Plan (NLP) has concluded, and the Inspectors' report is published on the Council's website. The Inspectors consider that subject to a number of recommended Main Modifications, the NLP is 'sound' and provides an appropriate basis for the planning of the County. The Plan is in the final stage of preparation, there are no unresolved objections, and the Plan is consistent with national policy, and therefore significant weight can be given to the policies in the NLP.

Principle of the development

7.2 Policy GP1 of the WDLP advises that development, where in accordance with other relevant local and national planning policy, on previously developed sites within settlement limits will be permitted. The application site is located within the built up area of Bedlington and is therefore acceptable in principle, in accordance with Local Plan Policy GP1 in this respect.

- 7.3 The application site is located in the town centre, on the main route through Bedlington. This part of Bedlington is characterised by commercial properties and residential accommodation. The proposed building for residential purposes would contribute to the repopulation of the existing town centre. This would consequently increase the security of adjacent premises and the town centre generally. It is therefore considered that the proposal would not impact upon the viability or vitality of the centre of Bedlington and is therefore considered acceptable in accordance with and GP1.
- 7.4 In terms of the NPPF, residential development should be considered in the context of the presumption in favour of sustainable development. The site is located within the built up area of Bedlington and is within walking distance of a wide range of community facilities, key services, schools, employment opportunities and public transport links. It is therefore considered that the location would be a sustainable location, both economically and socially, in terms of locating development in the right location with accessible local services.

Design and visual character

- 7.5 Policy GP30 of the WDLP states 'All proposed development will be assessed in terms of its visual impact. Developments which in visual terms would cause significant harm to the character or quality of the surrounding environment will be refused'. These provisions mirror paragraph 130 of the NPPF which seeks for developments to 'function well and add to the overall quality of the area' whilst being 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 7.6 Significant weight can now be given to policies within the Northumberland Local Plan and policy QOP 1 is considered relevant when assessing the proposed scheme. This policy states that proposals should 'make a positive contribution to local character and distinctiveness' and also 'create or contribute to a strong sense of place'.
- 7.7 As part of the application assessment, a site visit was undertaken by the planning officer to assess the application site and the wider area. This section of Bedlington is characterised by traditional buildings, primarily in commercial or residential use, with the primary external facing materials consisting of red brick or stone. Buildings are of varying scales and roof lines which contributes towards a pleasant street scene when viewed from adjacent footpaths or public highways.
- 7.8 The proposed development has taken design cues from existing properties with the external material palette ensuring the building would integrate well within its surroundings. Fenestration has been sited in a uniform manner whilst the scale and massing of the structure ensures that it would not represent an incongruous addition upon the immediate or wider area. The proposed development represents good design and accords with both local and national planning policy.

Heritage assets

- 7.9 The application site is located within the designated heritage asset recognised as Bedlington Conservation Area whilst also being located immediately north of the grade II* listed church of St Cuthbert's and grade II listed Old Vicarage, its listed wall, gateway and gates. St. Cuthbert's Church, its churchyard and the former Vicarage enclosed by its tall masonry walls and arched entrance provide historic and architectural variety to the street scape. The Church's elevated position creates a secluded, enclosed grassy area surrounded by a rich historic boundary of retaining walls, railings and gateways in timber and stone. The churchyard links with the rich, mature and large garden of the former vicarage to the southeast combining to provide the largest, lowest density plot in the Conservation Area.
- 7.10 The architectural character of Bedlington Conservation Area has been shaped by its development pattern, architectural qualities and contribution of spaces. Designated in 1971 the special character and appearance of Bedlington Conservation Area is informed by its long narrow and linear configuration following Front Street East and West with the medieval Church of St Cuthbert and the Market Place at its centre. The Conservation Area follows a relatively high ridge which rises from the deeply incised valley of the River Blyth, climbing westwards from the river to Front Street.
- 7.11 Consultation was undertaken with the local authority's building conservation officer who provided a detailed consultation response regarding the scheme. Within the consultation response, building conservation noted the design alterations, specifically to the rear of the building by way of increasing the width of the rear offshoot, resulted in the dwelling appearing incongruous and failing to respond to the established character of the Conservation Area. Building conservation therefore advise that that development conflicts with paragraphs 130 and 135 of the NPPF which requires developments to positively respond to local character and distinctiveness, and further to ensure that the design quality of a scheme is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 7.12 As less that substantial harm has been identified within comments submitted by building conservation, in accordance with paragraph 202 of the NPPF, the LPA must weigh this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.13 The proposed development would provide 12no apartments allowing for supported living with the envelope of 1no building. Northumberland is recognised as an ageing population within the 'Know Northumberland population and health report' recognising the average of 65+ years within the region to be higher than the national average. This ultimately increases the need for supported living accommodation throughout the region with similar types of development already existing within Bedlington and neighbouring towns.
- 7.14 A public benefit therefore arises in providing older residents with a more secure and appropriately sized residential property whilst also making larger family homes available for residents that may be ready to move into such a dwelling. The proposal would also result in the development of a vacant brownfield site located within a prominent position upon Bedlington Front

Street and within the Conservation Area. The changes as set out within the submitted details, when compared with the previous variation approval, are minimal and do not represent a significantly greater level of harm that would warrant refusal of the file.

- 7.15 Whilst less than substantial harm has been identified, the proposal provides clear public benefits as outlined above therefore ensuring accordance with paragraph 202 of the NPPF.

Residential amenity

- 7.16 Policy H5 of the WDLP states that any proposals for residential properties, residents must enjoy reasonable standards of privacy, outlook and daylight. The NPPF at paragraph 130, part f) states that developments should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.
- 7.17 Policy QOP 2 of the NLP states that development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in, working in or visiting the local area.
- 7.18 The proposed development would not contribute to an adverse impact upon the amenity of neighbouring residents with appropriate separation distances retained from the building to neighbouring commercial and residential properties. Fenestration has been appropriately sited upon all elevations to ensure that no direct overlooking or privacy concerns would arise.
- 7.19 Internally, residents would benefit from appropriately sized apartments with adequate internal space to accommodate their needs. Due to the location of the site within the settlement of Bedlington, everyday amenities such as shops, doctors and restaurants are located within walking distance from the site. To further protect the amenity of future occupiers, a condition is recommended by the local authority's Public Protection for appropriate sound attenuation to be incorporated within the development. This can be achieved through appropriate glazing and ventilation options. The proposal therefore accords with relevant local and national planning policy in relation to residential amenity, subject to recommended conditions.

Highway safety

- 7.20 Paragraph 111 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'
- 7.21 Consultation was undertaken with the local authority's highways team who, following the submission of additional information, raised no objection to the application proposals subject to recommended conditions.
- 7.22 The existing access to Perry Stone Mews will require widening to facilitate the proposed development ensuring the applicant will be required to enter into a S184 agreement with the highway authority to undertake the works. To

ensure highway safety throughout the construction phase, the applicant has provided a construction method statement and plan which will form an approved document. Appropriate parking provision and refuse storage has been demonstrated within the application documents.

Ecological impacts

- 7.23 Consultation was undertaken with the local authority's ecologist who raised no objection to the application proposals subject to a recommended condition which ensures appropriate mitigation is undertaken throughout the construction phase to protect species and their habitats.

Flooding and drainage

- 7.24 Whilst the site is not located within a recognised floodzone, consultation was undertaken with the Lead Local Flood Authority (LLFA) team due to the number of residential units proposed within the building. Within their consultation response, LLFA raised no objection to the applications proposals subject to relevant drainage and flooding documents forming approved documents.

Archaeological impacts

- 7.25 The application site has been subject to a programme of archaeological assessment and mitigation in association with the previous application for the site. This included a programme of archaeological monitoring during the demolition of the previous buildings on site (Archaeological Watching Brief Report dated November 2020). The submitted report notes that the construction of the former building on site during the c.1970s and subsequent groundworks monitored in c.2020 have substantially reduced the levels across the site and in so doing have removed most or all archaeological deposits of pre-19th century date that may have been present. The risk of significant archaeological remains surviving on site after these works was considered to be low.
- 7.26 Archaeology therefore raise no objection against the application and no further archaeological work is required on site.

Land contamination

- 7.27 Policy GP24 of the WDLP stipulates that proposed developments should not be adversely impacted upon by existing sources of pollution that may exist within the area. As the site is located within an area subject to former coal mining activity, there is potential for harmful ground gases to enter the premises that may impact upon the amenity of future occupiers. To overcome this issue, Public Protection have requested a condition that would secure the implementation of ground gas protection within the development with a validation and verification report to be submitted to the local authority prior to the development being brought into use.

Equality Duty

- 7.28 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

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

Human Rights Act Implications

- 7.30 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.
- 7.31 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.
- 7.32 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 The proposal represents an acceptable form of development within a sustainable location. Whilst less than substantial harm has been identified against heritage assets by the works, appropriate public benefits have been demonstrated that outweigh the level of harm caused by the proposed development.

- 8.2 The proposal accords with the current development plan as well as policies within the emerging Northumberland Local Plan which can now be afforded significant weight in the assessment of planning applications. The application is therefore recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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 drawing no. 3035.01.010 (received 12th October 2021)
- 2) Schedule of external materials 3035.1 (received 12th October 2021)
- 3) Ecological appraisal E3 Ecology May 2018 final (Received 12th October 2021)
- 4) Flood risk and drainage assessment EMM Ltd (received 12th October 2021)
- 5) Drainage maintenance schedule BDN (received 12th October 2021)
- 6) Construction method statement 86-88 Front Street East, Bedlington (received 12th October 2021)
- 7) Construction management plan BDN (received 12th October 2021)
- 8) Proposed side elevation Perry Stone Mews drawing no. 3035.01.1033 (received 12th October 2021)
- 9) Proposed side elevation drawing no. 3035.01.1032 (received 12th October 2021)
- 10) GA sections C-C drawing no. 3035.01.1042 (received 12th October 2021)
- 11) GA sections D-D drawing no. 3035.01.1043 (received 12th October 2021)
- 12) Proposed second floor plan drawing no. 3035.01.1013 (received 12th October 2021)
- 13) Proposed roof plan drawing no. 3035.01.1014 (received 12th October 2021)
- 14) Proposed rear elevation drawing no. 3035.01.1031 (received 12th October 2021)
- 15) Proposed ground floor plan drawing no. 3035.01.1011 (received 12th October 2021)
- 16) Proposed front elevation drawing no. 3035.01.1030 (received 12th October 2021)
- 17) Proposed first floor plan drawing no. 3035.01.1012 (received 12th October 2021)
- 18) External window & door components drawing no. 3035.01.1055 (received 12th October 2021)

- 19) Proposed external finishes plan drawing no. S0678-102 (received 12th October 2021)
- 20) Proposed drainage arrangement drawing no. S0678-101 (received 12th October 2021)
- 21) Proposed construction details drawing no. S0678-200 (received 12th October 2021)
- 22) Proposed assembly sheet 1 drawing no. 3035.01.1060B (received 12th October 2021)
- 23) Proposed assembly sheet 2 drawing no. 3035.01.1061B (received 12th October 2021)
- 24) Proposed assembly sheet 3 drawing no. 3035.01.1062C (received 12th October 2021)
- 25) Proposed assembly sheet 4 drawing no. 3035.01.1063 (received 12th October 2021)
- 26) Proposed assembly sheet 7 drawing no. 3035.01.1066 (received 12th October 2021)
- 27) Lower ground floor plan w/ swept path drawing no. 3035.01.1010B (received 10th February 2022)
- 28) Planning, design and access statement (received 12th October 2021)

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

03. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other re-enacting or revoking Order with or without modification), the premises shall remain as a C3 use class with no permitted change to other use classes, unless written correspondence from the local planning authority outlines otherwise.

Reason: In the interests of residential amenity, in accordance with the National Planning Policy Framework.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other re-enacting or revoking Order with or without modification), no amendments to any window openings and opening mechanism, other than those expressly authorised by this permission, shall be undertaken to the development without planning permission being obtained from the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with the National Planning Policy Framework.

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

plans. Thereafter, the car parking area 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 the National Planning Policy Framework.

07. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

08. Prior to occupation of the development hereby approved, the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

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

09. The construction method statement hereby approved must be adhered to throughout the construction phase of the development.

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

10. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015+A1:2019 (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.

11. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 10, 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.

12. If during development, contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

13. The building envelope shall be constructed so as to provide sound attenuation against external noise, to not exceed an internal noise level 35dB LAeq during the day and 30dB LAeq & 45dB LAMax at night. Details of the final glazing and ventilation option(s) shall be submitted to the Local Planning Authority for approval in writing. This should demonstrate clearly that these internal levels will be achieved; this could be done by showing the calculated internal reverberant noise level accounting for attenuation provided by glazing and ventilation.

Reason: To provide a commensurate level of protection against obtrusive noise.

14. During the construction period, there should be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800.
Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

15. Deliveries and collections to and from the site during the construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00
Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or alteration to the building, as set out within schedule 2, part 1, class A, shall be undertaken without written approval from the local planning authority.

Reason: In order to protect the visual amenity of the area in accordance with the National Planning Policy Framework.

17. No development will take place unless in strict accordance with the remaining mitigation detailed in the report Ecological Appraisal 86-88 Front St. Bedlington, Northumberland May 2018 Final by E3 Ecology.

- Increased lighting will be avoided wherever possible. Should security lighting be required within the new development this will be low lumen and directed away from any adjacent vegetation.
- Vegetation clearance will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ecologist confirms the absence of active nests.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- The landscape planting will be designed to enhance structural diversity, and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain the food resource for bats and wildlife generally.
- Two 2FE Schwegler Wall-Mounted Bat roosting boxes or similar roosting features will be incorporated in the new build on site.

Reason: To maintain and enhance to biodiversity of the site in accordance with the provisions of the National Planning Policy Framework.

Date of Report: 10th March 2022

Background Papers: Planning application file(s) 21/04021/FUL