



North Tyneside Council

# Planning Committee Addendums

10 December 2021

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee to be held on Tuesday, 14 December 2021 please find attached addendums in relation to the following items:

<b>Agenda Item</b>	<b>Page</b>
<b>7. 21/02188/FUL, Hadrian Yard A, B and C, Hadrian Way, Wallsend</b>	<b>3 - 6</b>
To determine a full planning application from Smulders Projects UK for the erection of a modular workshop building to provide a flexible indoor work area.	
<b>9. 21/01736/FUL, Land to the Rear of the Former Bogie Chain, Western Road, Wallsend</b>	<b>7 - 8</b>
To determine a full planning application from Woodacre Developments for 3no two bed new build bungalows in a terrace form, with new parking, garden and ancillary spaces.	

**Circulation overleaf ...**

**Members of the Planning Committee:**

Councillor Ken Barrie  
Councillor Julie Cruddas  
Councillor Margaret Hall  
Councillor Chris Johnston  
Councillor John O'Shea  
Councillor Willie Samuel (Chair)

Councillor Trish Brady (Deputy Chair)  
Councillor Muriel Green  
Councillor John Hunter  
Councillor Frank Lott  
Councillor Paul Richardson

## ADDENDUM

<b>Application No:</b>	<b>21/02188/FUL</b>	Author	Julie Lawson
Date valid:	13 October 2021	:	
Target decision date:	12 January 2022	☎:	0191 643 6337
		Ward:	Wallsend

Application type: full planning application

**Location: Hadrian Yard A B And C Hadrian Way Wallsend Tyne And Wear**

**Proposal: Erection of a modular workshop building to provide a flexible indoor work area**

Applicant: Smulders Projects UK, FAO Mr Chris Edwards Hadrian Yard Hadrian Way Wallsend NE28 6HL

Agent: Lambert Smith Hampton, FAO Mr James Cullingford 41-51 Grey Street Newcastle Upon Tyne NE1 6EE

**RECOMMENDATION:** Minded to grant legal agreement req.

### **S106 update:**

The applicant has agreed to enter into a S106 legal agreement for a financial contribution of £15,185.35 to deliver employability interventions to upskill local residents to take advantage of apprenticeships/job opportunities.

### **Conditions:**

The following conditions are updated/amended:

Condition 1. Updated plan references:

The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form
- Site location plan
- Proposed Site Plan 8513-1002-01-E-03
- Proposed Floor Plans 8513-1004-01-E-01
- Elevations 8513-1003-01-E-01
- Proposed Section showing site levels 8513-1005-01-E-01
- Temporary Workshop Grillage Location 8513-0102-01-E-02

Reason: To ensure that the development as carried out does not vary from the approved plans.

Condition 4 amended and condition 17 deleted:

Notwithstanding Condition 1, no development shall commence until a Construction Method Statement/Construction Environmental Management Plan (CEMP) for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development) and measures to prevent contamination of the watercourse. The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

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

Condition 5. Updated plan reference:

The location of the modular workshop shall be restricted to the areas indicated in Yard A or the location identified as the area of the Gantry Cranes, as shown on site layout plan drawing no. 8513-1002-01-E-03. The modular workshop is not permitted to be relocated for use in any other area of the site without the prior consent of the local planning authority. In addition it shall not be located within 30m of the River Tyne.

Reason: In the interest of residential amenity and ecology with regards to policies DM5.19 and DM5.5 of the North Tyneside Local Plan 2017.

Condition 11. Amended timescale for submission of details:

Prior to the occupation of the unit, details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

Condition 12. Amended timescale for submission of details:

Prior to the occupation of the unit, details of the air ventilation systems have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

**Recommendation:**

**Members are recommended to indicate that they are minded to grant this application subject to expiry of consultation with the Coal Authority and the addition, omission or amendment of any other conditions considered necessary. Members are also recommended to grant plenary powers to the Head of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following:**

**£15,185.35 to deliver employability interventions to upskill local residents to take advantage of apprenticeships/job opportunities.**

This page is intentionally left blank

## ADDENDUM 09.12.2021

<b>Application No:</b>	<b>21/01736/FUL</b>	Author :	Rebecca Andison
Date valid:	19 August 2021	☎:	0191 643 6321
Target decision date:	14 October 2021	Ward:	Riverside

Application type: full planning application

**Location: Land To The Rear Of The Former Bogie Chain Western Road Wallsend Tyne And Wear**

**Proposal: 3no two bed new build bungalows in a terrace form, with new parking, garden and ancillary spaces**

Applicant: Woodacre Developments, Mr S Frith 950 Shields Road Newcastle Upon Tyne NE6 4QQ

Agent: Beautiful Pigeon Architecture, Mr Jason Gibbons Unit 17 The Clothworks Industry Road NE6 5XB

**RECOMMENDATION:** Minded to grant legal agreement req.

### Additional Condition

The Local Lead Flood Officer has advised that the following condition is required:

No development shall commence until the detailed drainage design including the proposed geocollar surface water storage crates and the developments drainage calculations, has been submitted to and approved by in writing by the Local Planning Authority. Thereafter the proposed scheme shall be implemented in accordance with the approved details and before the development is occupied.

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

This page is intentionally left blank