



**TOWN & COUNTRY PLANNING ACT 1990 (As amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015**

APPLICATION FOR A NON-MATERIAL AMENDMENT

Application No. : 16/01588/NONMAT

Mr Michael James
35 Homer Road
Solihull
B91 3QJ

Acting on behalf of:

Mr Michael James

In pursuance of their powers under the Act described above Northumberland County Council as Local Planning Authority, hereby permit the following:

Proposal Non-material amendment to application 13/03524/OUTES
(amendment to enable phasing of documentation submission in
relation to planning conditions)

Location Land North East Of East Sleekburn, C415 Spine Road To East
Sleekburn, Bedlington, Northumberland

as described in your application received on 9 May 2016.

Please take into account the following:-

- 1 Approval of the details of the layout, scale and appearance of the converter station building, access to and landscaping of the site hereinafter called the "reserved matters" shall be obtained from the Local Planning Authority and the submission of any application for the approval of such reserved matters shall be in accordance with the phasing arrangements shown on approved Phasing Plan D2336.011 dated 21/04/2016.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 4 No development in any phase approved under Condition 1 above shall commence until details on the routing of the High Voltage cables in that phase have been submitted to and approved in writing by the local planning authority. In respect of that phase of the development which includes that part of the application site covering Cambois beach, the submitted details shall include details of the cable route at its landfall and information on how this route will not have a significant adverse effect on any existing natural or artificial structures on the foreshore and in the intertidal area. Thereafter the development in that phase shall be carried out in full accordance with those approved details.

Reason: In order to properly record the finalised route of the cables and to ensure the route of the cabling does not affect any coastal erosion feature or flood defence in accordance with Policies GP5, GP10, GP13 and GP22 of the Wansbeck District Local Plan 2007.

- 5 Works to the slipway on Cambois beach to accommodate the cable route shall not commence until details regarding those works have been submitted to and approved in writing by the local planning authority. Thereafter these works shall be undertaken in full accordance with the approved details.

Reason: To ensure the proper reinstatement of the slipway and to ensure that no damage is caused to coastal features which may impact on flooding or coastal erosion in accordance with Policies GP5, GP10, GP13 and GP22 of the Wansbeck District Local Plan 2007.

- 6 The external facing materials of the converter station building(s) shall be in full accordance with details submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with Policy GP30 of the Wansbeck District Local Plan 2007.

- 7 The siting and design of means of enclosure to the converter station shall be in full accordance with details submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with Policy GP30 of the Wansbeck District Local Plan 2007.

- 8 The development in any phase hereby approved shall be undertaken in accordance with the ecological mitigation measures detailed in paragraphs 7.128 to 7.145 and tables 7.9 to 7.12 of the Environmental Statement forming part of the approved

application documentation unless those mitigation measures relate specifically to elements of the development outwith that phase.

Reason: In order to ensure that there are no significant impacts on designated and non-designated ecological features as a result of the development in accordance with Policies GP10, GP11 and GP13 of the Wansbeck District Local Plan 2007.

- 9 No building hereby permitted shall be occupied until surface water drainage works associated with that building and its curtilage have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set down in the National Planning Policy Framework and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. Include a timetable for its implementation; and
 - iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the risk of flooding to the proposed development and to not increase the risk of flooding to existing properties elsewhere in accordance with Policy GP22 of the Wansbeck District Local Plan 2007.

- 10 The converter station hereby approved shall not be brought into use unless and until permanent access has been provided to that converter station from Brock Lane in full accordance with details submitted to and approved in writing by the local planning authority. Thereafter that access shall remain in place at all times when the converter station is operational.

Reason: In the interests of highway safety in accordance with Policy T6 of the Wansbeck District Local Plan 2007.

- 11 No development shall commence in any phase of development unless and until a Highways, Transportation and Site Management Method Statement, with supporting plans, for the duration of construction in that phase has been submitted to and approved in writing by the local planning authority. The approved Statement shall provide for handling abnormal loads, the parking of vehicles of site operatives and visitors, storage of plant and materials used in constructing the development, a turning area within the site for delivery vehicles, wheel washing and/or road cleaning facilities. The approved Statement shall be implemented in full for the duration of the construction works in that phase, unless otherwise approved in writing by the local planning authority.

Reason: In order to achieve a satisfactory form of development having regard to highway safety in accordance with Policy T6 of the Wansbeck District Local Plan 2007.

- 12 Temporary vehicular access to the site for construction traffic associated with any phase of the development, including traffic management, must first be approved by the local planning authority, prior to any works commencing on site in that phase.

Reason: In the interests of road safety and to achieve access to and from the site in a manner which does not cause danger and inconvenience to other road users in accordance with Policy T6 of the Wansbeck District Local Plan 2007.

- 13 All operations including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Reason: To prevent damage or disruption to railway infrastructure in accordance with Policy T1a of the Wansbeck District Local Plan 2007.

- 14 All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by the local planning authority in consultation with Network Rail. Prior to commencement of works in any phase, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence in that phase should be submitted for the approval of the local planning authority acting in consultation with the railway undertaker and the works in that phase shall only be carried out in accordance with the approved details.

Reason: To prevent damage or disruption to railway infrastructure in accordance with Policy T1a of the Wansbeck District Local Plan 2007.

- 15 Where vibro-compaction machinery is to be used in any phase of the development, details of the use of such machinery and a method statement should be submitted for the approval of the local planning authority acting in consultation with the railway undertaker prior to the commencement of works in that phase and the works in that phase shall only be carried out in accordance with the approved method statement.

Reason: To prevent damage or disruption to railway infrastructure in accordance with Policy T1a of the Wansbeck District Local Plan 2007.

- 16 Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Reason: In the interests of safe operation of the railway in accordance with Policy T1a of the Wansbeck District Local Plan 2007.

- 17 No development shall commence in any phase until a Construction Environmental Management Plan for that phase has been submitted to and approved in writing by the local planning authority. Thereafter the development in that phase shall be carried out in full accordance with the approved Plan.

Reason: To prevent any potential contamination of land, watercourses or groundwater during the construction process in accordance with Policies GP29 and CF6 of the Wansbeck District Local Plan 2007.

- 18 No development in any phase shall be commenced until a scheme to deal with any contamination of land or pollution of controlled waters in respect of land within that phase has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the land within that phase. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the land's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

c) Thereafter, a written method statement detailing the remediation requirements for the land contamination and/ or pollution of controlled waters affecting the land in that phase shall be submitted to and approved in writing by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

d) Two full copies of a full closure report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that any contaminants within that land are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment in accordance with Policy GP29 of the Wansbeck District Local Plan 2007.

- 19 If during redevelopment in any phase 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 in that phase 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.

Reason: To protect the environment and ensure that the remediated site is reclaimed to an appropriate standard in accordance with Policy GP29 of the Wansbeck District Local Plan 2007.

- 20 Construction of the convertor station building shall incorporate measures to protect the building against the ingress of gas from former mine workings (in particular Stythe or Blackdamp) in accordance with details submitted to, and approved in writing by the Local Planning Authority, or prior to the commencement of such construction a site evaluation and analysis assessing the likelihood of the production of Stythe so as to demonstrate that the incorporation of gas protection measures is unnecessary shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, where gas protection measures are provided these shall remain in place at all times thereafter.

Reason: In order to prevent any accumulation of oxygen deficient air which may potentially be prejudicial to the occupants of the premises in accordance with Policy GP29 of the Wansbeck District Local Plan 2007.

- 21 No development in any phase shall commence until a noise assessment for the construction of the development in that phase has been submitted to and approved in writing by the Local Planning Authority. This noise assessment shall consider the impact of noise from construction activities in that phase on the noise sensitive properties along the route of the proposed development, including the transformer station. The report shall also consider appropriate construction times along with the phasing of noisy operations and options for mitigating the noise level at the nearest noise sensitive receptors. Thereafter the approved report shall be implemented in full for the duration of the construction works in that phase.

Reason: In the interests of the amenity of nearby residential properties in accordance with Policies GP23 and GP25 of the Wansbeck District Local Plan 2007.

- 22 Prior to the commencement of construction of the converter station building the applicant shall submit a noise assessment based upon BS4142:1997 (as amended) assessing the noise rating level from the transformer station against the existing background noise level. The noise rating level shall be less than or equal to marginal significance and a scheme shall be included in the assessment detailing

the mitigation required to achieve this design standard. The report shall be submitted to the LPA for its written approval, with the approved scheme implemented in full.

Reason: In the interests of the amenity of nearby residential properties in accordance with Policies GP23 and GP25 of the Wansbeck District Local Plan 2007.

- 23 Prior to the converter station being brought into use, the applicant shall assess the light impact of the proposed development in accordance with the Guidance Notes for Reduction of Obtrusive Light. The applicant shall assess the pre and post curfew lighting levels at the nearest light sensitive premises and propose mitigation to achieve the guidelines levels and a report shall be submitted to the Local Planning Authority concerning these matters for their written approval. Thereafter the approved scheme shall be implemented in full.

Reason: In order to protect residential amenity and ensure a commensurate level of protection against light in accordance with Policy GP23 of the Wansbeck District Local Plan 2007.

- 24 A programme of archaeological work is required in connection with each phase of this development. The approved scheme of archaeological work in each phase shall comprise three stages of work. Each stage should be completed by the developer and approved in writing by the Local Planning Authority as follows before it can be discharged.

- a) No development in any phase shall take place until a Written Scheme of Investigation (WSI) for archaeological mitigation work in respect of that phase has been submitted to and approved in writing by the LPA.
- b) The archaeological recording scheme for that phase must be completed in accordance with the approved written scheme of investigation.
- c) The programme of analysis, reporting, publication and archiving for that phase, if required, must be completed in accordance with the approved written scheme of investigation.

Reason: To safeguard and/or record features of archaeological interest in accordance with Policy GP20 of the Wansbeck District Local Plan 2007.

The approval of this non-material amendment does not result in a new planning permission. Therefore this non-material amendment should be read together with the original planning permission and its associated planning conditions.



Mark Ketley
Senior Planning Manager

Decision Date: 6th June 2016