

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="444680"/>
Northing (y)	<input type="text" value="527063"/>

Description

Land north of Wynyard Business Park, North Chapell Lane, Wynyard, Stockton-on-Tees, TS22 5TH

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="c/o Agent"/>
Company name	<input type="text" value="Northumberland Estates Ltd and Taradina Number Two Ltd"/>
Address line 1	<input type="text" value="Wynyard Park House"/>
Address line 2	<input type="text" value="Wynyard Avenue"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Wynyard"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="TS22 5TB"/>
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Justine"/>
Surname	<input type="text" value="Matchett"/>
Company name	<input type="text" value="Lichfields"/>
Address line 1	<input type="text" value="St Nicholas Building"/>
Address line 2	<input type="text" value="St Nicholas Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Newcastle Upon Tyne"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NE1 1RF"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

<input type="text" value="Site levelling and re-grading works to create development plateau."/>	
Reference number:	<input type="text" value="20/2483/FUL"/>
Date of decision	<input type="text" value="22/01/2021"/>

5. Description of Your Proposal

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Variation to approved Construction Environment Management Plan (CEMP) to remove the current restriction on development within 10 metres of the watercourse. This is the only change proposed to the CEMP and all other controls remain the same.

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

Construction Environment Management Plan Reference: Land north of Wynyard Business Park, ISG, Rev 01-12/2020

New plan/drawing numbers

Construction Environment Management Plan Reference: Land north of Wynyard Business Park, ISG, Rev 02 – 04/2021

Please state why you wish to make this amendment

A Construction Environment Management Plan (CEMP) (reference: Land north of Wynyard Business Park, ISG, Rev 01-12/2020) was submitted as part of the original planning application for the enabling works. Condition 5 on the planning permission required that the development be carried out in accordance with the submitted document and specifically the following measure detailed:

- No development, including site-levelling and enabling works, shall be undertaken on site within 10 metres of any watercourse.

This restriction was included within the CEMP at the request of the Environment Agency in order to prevent deterioration of the water bodies on site (North Burn from Source to Claxton Beck GB103025072540) which for clarity includes the North Burn to the western boundary of the site and the unnamed tributary which traverses the development site.

In association with the parallel planning application for the development of a Class B8 storage and distribution centre on the site, the applicant has worked alongside the Environment Agency to address their concerns about the impact of development on the watercourse. Agreement has now been reached with the EA that the culverting of the unnamed tributary is acceptable subject to conditions relating to the development of a scheme for in-culvert mitigation in respect to loss of riparian habitat and barriers to fish and eel and to secure a scheme for the provision of compensatory habitat and enhanced habitat creation of the downstream reach of the tributary. On this basis there is no longer a requirement for the enabling works CEMP to restrict all work within 10 metres of any watercourse. The NMA is being sought to enable the contractor to proceed with landscape clearance along the unnamed tributary as delaying clearing this planting increases the risks of birds nesting which would jeopardise the construction programme.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

9. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)