

ADDENDUM 1 – 22.3.16

Item No: 5.1

Application No:	16/00112/FUL	Author	Maxine Ingram
Date valid:	26 January 2016	:	
Target decision date:	22 March 2016	☎:	0191 643 6322
		Ward:	Weetslade

Application type: full planning application

**Location: Site Of Former Seaton Burn First School East View Wideopen
NEWCASTLE UPON TYNE**

Proposal: Development of 4no. two Bedroom houses and 4no one bedroom flats including 12 parking bays and new adopted access road and turning head (Revised FRA 11.3.16)

Applicant: Bernicia Group Ltd., Beaminster Way East Kingston Park
Newcastle Upon Tyne Tyne And Wear NE3 2ER

Agent: HMH Architects, 26 Enterprise House Team Valley Gateshead Tyne
And Wear NE11 0SR

RECOMMENDATION: Minded to grant on expiry consultation

One further letter of objection has been received. The objections are summarised below:

- Objections will be listened to.
- Informed by the planning office that this is Green Belt.
- Area of natural beauty not a derelict piece of overgrown wasteland.
- Oppose any development.
- The land is used 365 days a year.
- Site has a burn running through it. It is a haven for wildlife. The Council have refused to cut parts of the grass as it has to be kept a certain length for wildlife.
- Site used by cyclists, walkers, horse riders, dog walkers, children and families, bird watchers.
- Site is beneficial to the community.
- Shocks us to think that the Government is telling everyone in the country to exercise more. Yet facilities are closing down and land such as this is being developed.
- Loss of this site will have a negative impact on this community's health and well being.
- Birdlife is fantastic, including swans.
- Surrounding area is already built up.

- Hazard to school children, parents with prams and an increase in traffic accidents.
- Traffic congestion and dangerous for pedestrians.
- Amount of cars on the Burnbridge estate has trebled in the last few years.
- This area has very little else going for it. Seaton Burn has few leisure amenities and few local shops. We have to travel to existing facilities.
- Vitaly important that the amount of leisure we do have left is kept.
- I am sure the developer could find more appropriate sites
- Developers are only after making a profit.

Officer note: The site is sited adjacent to the Green Belt. However, in accordance with NPPF and local planning policy E20/2 it will not prejudice the openness of the Green Belt to such an extent that would sustain a recommendation of refusal.

Internal Consultees

Lead Local Flood Authority

As part of this proposal a Flood Risk Assessment has been submitted and based on the information provided the applicant has agreed to raise the proposed floor levels to avoid potential flooding.

It is considered that the proposals are acceptable in principle and subject to detailed design, conditional approval is recommended.

Recommendation - Conditional Approval

Condition:

No development shall commence until a scheme for surface water management and the future maintenance has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of effective surface water management.