

## ADDENDUM 14.04.16

### Item No: 5.3

<b>Application No:</b>	<b>15/01999/OUT</b>	Author	Haley Marron
Date valid:	14 December 2015	:	
Target decision date:	14 March 2016	☎:	0191 643 6330
		Ward:	Collingwood

Application type: outline planning application

**Location: Moorhouses Covered Reservoir And Land East of 11 Tiverton Avenue Billy Mill Lane North Shields Tyne And Wear**

**Proposal: Residential development (Use Class C3) with associated access.**

Applicant: Northumbrian Water Ltd, C/O Agent

Agent: Nathaniel Lichfield and Partners, FAO Gayle Black Generator Studios  
Trafalgar Street Newcastle Upon Tyne NE1 2LA

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

The applicant has requested that clarification is made to the following points in the officer report:

Paragraph 2.3 – requested clarification that the reservoir is raised above ground level overall by 2-3m.

Paragraph 9.4 – the tennis courts have been removed from the site. All material relating to the tennis courts is no longer present on site.

Paragraph 9.7 –the underground servicing areas are not appropriate for built development or gardens.

Paragraph 11.10 – the underground service areas cannot be used for front or rear gardens.

The applicant has also asked for Members to be made aware of the following, given no representations have been submitted in connection with the application:

The applicant distributed a leaflet and questionnaire to approximately 1,400 households and businesses within the area to invite them to attend a public exhibition which was held at St Aidan's Church Hall (directly opposite the site) on Tuesday 21 July 2015. Approximately 30 people attended the exhibition. The first round of consultation, which comprised the leaflet drop in advance of the exhibition, received a total of 38 returned questionnaires. Of those who attended the exhibition, a further 5 people went on to complete

questionnaires. In total 63% of respondents were supportive of the development, with 21% not in support and 9% neutral.

The applicant has also asked that reference to the phasing of the development is made in the conditions with regards to the submission of information and the removal of reference to the Illustrative Masterplan from the approved list of plans.

Officer comment: it is agreed that the reference to the Illustrative Masterplan can be removed because the layout is not being agreed at this stage and the reserved matters applications can control the layout of the site. In addition, a separate condition is proposed which would restrict the number of dwellings approved under this outline consent. With regards to the phasing, it is agreed that reference to the term 'each phase' can be added to the conditions 2, 6, 11, 12, 13, 14, 15, 17, 18, 19, 21, 26, 27, 28, 29, 30, 35, 36 and 37.

**Amended conditions:**

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

- Application form
- Location Plan NE22284/003
- Proposed site plan IL22284-001
- Proposed site access

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

2. Approval of the details of the layout, scale, appearance and landscaping, hereafter called the "reserved matters" **of each phase of the development** shall be obtained from the Local Planning Authority before any development is commenced **within each phase**.

Reason: That your application is expressed to be an outline application only.

In addition, conditions 6, 11, 12, 13, 14, 15, 17, 18, 19, 21, 26, 27, 28, 29, 30, 35, 36 and 37 to include reference to phasing.