

ADDENDUM 28.07.16

Item No: 1

Application No: 15/01527/FUL Author: Jane Tuck
Date valid: 31 March 2016 ☎: 0191 643 6331
Target decision date: 26 May 2016 Ward: Battle Hill

Application type: full planning application

Location: Land To Rear And East Side Of Westholme Farm Social Club Mullen Road Wallsend Tyne And Wear NE28 9HA

Proposal: Construction of 6no terraced town houses with associated access road and landscaping

Applicant: OakTree Developments, Mr Ian Brown 107 Farringdon Road Marden Estate North Shields NE30 2HB

Agent: North East Architectural Plans, FAO: Mr Michael Sheldon 38 Grasmere Terrace Hawkeys Lane North Shields Tyne And Wear NE29 0PW

RECOMMENDATION: Application Permitted
INFORMATION

Revised plans have been submitted since the planning committee on 12 July 2016 and the Committee site visit, showing the area between Plot 1 and the Westholme Farm Social Club and the visitor parking. A retaining wall is proposed along the kerb edge of the road. This is required due to the way the land slopes down from Mullen Road and from the application site. The wall and the access road will be approximately 1.7m above ground level of the club. An acoustic fence is required to address noise issues from the club and will be located on the top of the retaining wall. The wall and acoustic fence is now located approximately 3m from the fire doors on the eastern elevation of the club.

The location of two proposed visitor car parking spaces to the rear of the club has been revised slightly. The Highways Network Manager has assessed the revised layout and has advised that it is acceptable in terms of visitor parking provision and manoeuvrability.

With regards to the revised plan indicating the location of the road in relation to the club, the Lead Local Flood Officer has advised that he has no further comments to make as the sites drainage is designed to capture & store surface water which falls within the sites boundary up to a 1in100yr rainfall event. These requirements are intended to reduce the flood risk to neighbouring properties from any new development sites.

The Lead Local Flood Officer has advised that in order to help further reduce the impact of the site on the Social Club the applicant could offer to put in

some additional drainage along the base of the proposed retainer wall in order to help drain this area of the site. Though this is outside their redline boundary it may help by removing some of the Social Clubs concerns over flooding. This however will not remove the flood risk to the club, which because of the topography of their site the building will always be at flood risk as it is in the lowest part of the site surrounded by impermeable paving.

It is officer advice that the proposed changes to the visitor parking and revised location of the acoustic fence on the retaining wall are acceptable.

The applicant has served an ownership certificate notice on the Westholme Club. This notice expires on 25th August.

Condition 17 relates to the acoustic fence and will have to be redrafted to include details of the retaining wall as set out below:

Revised condition 17 The means of enclosure on the western boundary of the site adjacent to the east and north of the Westholme Farm Social Club building shall be an acoustic barrier comprising a double boarded acoustic fence and retaining wall in the location shown on the Proposed Site Layout drawing IB2 08 Rev. B.

The means of enclosure on the western boundary of plot 1 to the front and rear gardens shall be an acoustic barrier comprising an 1.8m double boarded acoustic fence in the location shown on the Proposed Site Layout drawing IB2 08 Rev. B.

Prior to the installation of the acoustic fence, and notwithstanding any indication of fencing which may have been given in the application, details of the acoustic fence and retaining wall shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation of any dwelling on the site the acoustic fence shall be implemented in accordance with the details agreed and permanently retained thereafter.

Reason: To protect the occupants of the residential properties from noise disturbance from the adjacent social club having regard to policy H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

Revised recommendation:

It is recommended that members indicate they are minded to approve the application subject to the expiry on 25th August of the Certificate B (ownership certificate) and the conditions set out below and the addition or omission of any other considered necessary and grant plenary powers to the Head of Environment, Housing and Leisure to determine the application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.