

ADDENDUM 1 – 1.12.16

Item No: 1

Application No:	16/01316/FUL	Author	Maxine Ingram
Date valid:	10 August 2016	☎:	0191 643 6322
Target decision date:	9 November 2016	Ward:	Longbenton

Application type: full planning application

**Location: Land At Whitehouse Farm Station Road Killingworth
NEWCASTLE UPON TYNE**

Proposal: Residential development for 384 dwellings, landscaping and open space (Amended redline boundary to remove previously approved landscaping areas and SUDs 13.9.16, amended house types and plans 31.10.16)

Applicant: Bellway, FAO Miss Caroline Strugnell Bellway House Kingsway
North Team Valley Gateshead NE11 0JH

RECOMMENDATION: Minded to grant legal agreement req.

Following discussions with the applicant amendments have been made to the conditions set out below:

12) Notwithstanding Condition 1, prior to the construction of any dwelling in each of phases 2,3, 4 and 5 above damp proof course level a scheme for the provision of secure undercover cycle parking/storage for that phase shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this the scheme shall be implemented in accordance with the approved details before the dwelling is occupied. For Phase 1 the scheme shall be carried out in complete accordance with the details approved under 16/00280/COND pursuant to planning permission 14/00666/FUL.
Reason: In the interests of highway safety having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

14) Notwithstanding those details of the bridges already submitted, prior to the commencement of any development within Phases 3 and 4 details of the final design for the bridge hereby approved within that phase and a timescale for

their implementation shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority and the local biodiversity officer. Thereafter the bridges shall be constructed only in accordance with these approved details and timescales.

Reason: In the interests of highway safety and biodiversity and having regard to policies H11 and E12 of North Tyneside Unitary Development Plan (2002).

18) Notwithstanding Condition 1, prior to the construction of any dwelling within each of phases 2, 3, 4 and 5 a detailed scheme for the disposal of foul sewage from that phase of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details and shall be implemented prior to the occupation of each dwelling. For phase 1 the development shall be carried out in complete accordance with the details approved under 15/01782/COND pursuant to planning permission 14/00666/FUL .

Reason: To ensure a satisfactory development and having regard to Policy H11 of the North Tyneside Unitary Development Plan (2002).

25) Notwithstanding Condition 1, the development hereby approved shall be carried out in accordance with the detailed drainage agreed under 16/00280/COND and 14/01875/COND pursuant to planning permission 14/00666/FUL to prevent contamination and pollution to watercourses and ground water sources .

Reason: To prevent contamination of local watercourses and having regard to policy E12 of the North Tyneside Unitary Development Plan 2002.

28) Notwithstanding Condition 1, prior to the construction of any dwelling above damp proof course level in each of phases 4 and 5 details of the acoustic screening to be provided for any dwellings within that phase that abut the northern or western boundary of the development site must be submitted and agreed prior to the occupation of the housing and implemented on approval of the local Planning Authority, and thereafter retained.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

A revised site plan has been submitted to provide an additional four visitor parking bays in accordance with the Council's maximum parking standards set out in LDD12.