

ADDENDUM 2 – 30.1.17

Item No: 5.2

Application No:	16/01984/FUL	Author :	Maxine Ingram
Date valid:	16 December 2016	☎:	0191 643 6322
Target decision date:	10 February 2017	Ward:	Benton

Application type: full planning application

Location: Land East Of 12 Glebe Crescent Forest Hall NEWCASTLE UPON TYNE

Proposal: Erection of 6no two bedroom three person bungalows with associated parking and landscaping

Applicant: Isos Developments Ltd., C/o Agents

Agent: HMH Architects, 26 Enterprise House Team Valley Gateshead NE11 0SR United Kingdom

RECOMMENDATION: Application Permitted

Two further letters of objection have been received with accompanying photographs. The objections are summarised below:

- Existing congestion caused by local residents which causes difficulty when accessing Glebe Crescent.
- The entrance to the Crescent from Glebe Road can be impassable due to several vehicles being parked in close vicinity.
- Surface water.
- The field remains sodden for weeks if not months during wet weather. This churns up the field and can cause vehicles to get bogged down.
- Parking survey has been carried out which also details where the cars park. In some areas there are so many cars parked close together that accidents happen. This parking survey advises that of the 64 dwellings in Glebe Crescent there are 41+ vehicles and of the 16 dwellings in Glebe Terrace there are 17+ vehicles.

- Difficult for visitors to find somewhere to park.
- I have enclosed a map which shows which properties (38) have given over their garden areas to provide additional parking. Most of these gardens have been paved or concreted over. This creates two main issues: taking away natural drainage adds to existing surface water problems and takes away plants that help retain water which is beneficial to both wildlife and humans as amenity.
- Losing half the field to the new build takes away more greenery.
- Two letters from local residents have been submitted as part of this objection outlining their concerns regarding traffic congestion, construction parking and the timing that the parking survey was carried out last year.
- This site is the only green area nearby where children have a safe to play and where local residents can walk their dogs/socialise.
- The traffic situation is already extremely busy and parking at a premium.
- The houses in the area suffer from damp and having additional surface water utilising the existing drainage system will only make the situation worse.
- On a personal note the development backs on to my property. This will obstruct the view of the field as well as invading the privacy of my rear garden.
- This will no doubt have a detrimental effect on the property value.
- With the amount of new house construction presently ongoing in North Tyneside, I am positive there are better sites available for this development. When will the council realise that the majority of residents are against this development. The same residents that probably voted them into office. This development needs to be shelved now.