

Item No: 5.2
Application No: 16/01984/FUL Author: Maxine Ingram
Date valid: 16 December 2016 ☎: 0191 643 6322
Target: 10 February 2017 Ward: Benton
decision date:

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

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 The main issues for this proposal are:

- The principle of the development, including loss of the open space;
- Housing Supply;
- Impact on Surrounding Amenity and amenity of proposed occupiers;
- Design and Layout;
- Car Parking and Access;
- Other Issues;

2.0 Description of the site

2.1 The site to which this application relates is a parcel of land measuring approximately 0.22 hectares within an established residential area of Forest Hall. The site is designated as general open space within the Council's Unitary Development Plan 2002. The site is also identified as general open space within the Council's Local Plan Pre Submission Draft.

2.2 The site is mainly bound by an estate road. The residential properties of Glebe Terrace bound the site to the west. Residential properties overlook the site. There are no trees on the application site.

3.0 Description of the Proposal

3.1 Planning permission is sought for the construction of 6no bungalows with associated parking and landscaping.

3.2 Car parking is provided within the curtilage of each dwelling. A footpath link will be provided within the site.

3.3 Existing open space will be retained to the east of the application site.

4.0 Relevant Planning History

4.1 None

5.0 Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002).
Direction from Secretary of State under Paragraph 1(3) of Schedule 8 of Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP.

6.0 Government Policy

6.1 National Planning Policy Framework published 27 March 2012.

6.2 Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in the determination of this planning application. It requires local planning authorities to apply a presumption in favour of sustainable development.

6.3 National Planning Practice Guidance (NPPG) (As amended)

PLANNING OFFICERS REPORT

Main Issues

7.0 The main issues in this case for members to consider are:

- The principle of the development, including loss of the open space;
- Housing Supply;
- Impact on Surrounding Amenity and amenity of proposed occupiers;
- Design and Layout;
- Car Parking and Access;
- Other Issues.

7.1 Consultations responses and representations received as a result of the publicity given to this application are set out in the appendix to this report.

8.0 Principle of the Proposed Development

8.1 The NPPF confirms that local authorities should attach significant weight to the benefits of economic and housing growth and enable the delivery of sustainable developments. It identifies 12 core planning principles for Local Authorities that should underpin decision making. One of these is to encourage the effective use of land by reusing land that has been previously developed (brownfield land). However, this is not a prerequisite.

8.2 In relation to housing, NPPF states that the Government's key housing objective is to increase significantly the delivery of new homes. In order to achieve this objective government requires that authorities should identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements plus an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been persistent under delivery the buffer should be increased to 20 per cent.

8.3 NPPF goes on to say that local planning authorities should plan for a mix of housing based on current and future demographic trends and market trends.

8.4 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

8.5 Policy H5 of the UDP states that proposals for housing development on sites not identified for this purpose will only be approved where all of the following criteria can be met: (i) The proposal is on a previously developed site and is within the built up area; (ii) It is acceptable in terms of its impact on its site, local amenity, the environment, and adjoining land uses; (iii) It can be accommodated within the existing infrastructure; (iv) It does not have an adverse impact on open space provision.

8.6 Policy H11 of the UDP requires that applications for residential development take into account the impact of the proposal on its site, local amenity, the environment and adjoining land uses. It also requires the need for the resulting dwelling to have acceptable external standards of space, light outlook and privacy.

8.7 The Council's Local Plan Pre Submission Draft (2015) specifically allocates sites to meet the overall housing needs. It also recognises that proposals for new sites which have not been previously identified or allocated and known as 'windfall sites' will continue to come forward for development throughout the Plan

period. The Council's Strategic Housing Land Availability Assessment (SHLAA) (2015) demonstrates that such sites make an important contribution to the housing land supply within the Borough and, as a result, the approach of the Local Plan allows for an element of overall housing delivery to come through windfall development. The site is identified in the SHLAA as a potential site able to deliver housing within the next six-ten years.

8.8 Officers have also taken into account that the development plan is out of date. The North Tyneside Unitary Development Plan was adopted in March 2002, approximately 15 years ago. The plan period ran until 2006 and we are now significantly beyond this. Following the advice in paragraph 14 of NPPF it states that where the development plan is out of date the presumption is that planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole, or specific policies in the Framework indicate that development should be restricted. Given the development plan is out of date the presumption in favour of sustainable development applies, and therefore the principle of the proposed development should be considered acceptable subject to consideration of the following matters:

8.9 Loss of Open Space

8.10 Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

8.11 Policy R2/1 of the UDP states that land shown on the proposals map for the purpose of open space use, including playing fields of schools, will be retained in its present use.

8.12 Policy R2/2 of the UDP states that development of land shown in the proposals map for open space use will not be permitted where this will amongst other matters result in a reduction in the open nature of the land where this causes a significant loss of local amenity.

8.13 Several letters of objection have been received regarding the loss of the open space. These objections are noted. The site is allocated as general open space in the UDP.

8.14 The applicant has submitted an Open Space Assessment in support of this planning application. The assessment considers the availability of green spaces within the vicinity of the site.

8.15 Under the Green Space Strategy the site would be classified as 'informal green space'. The loss of the application as 'informal green space' should be considered against policies R2/1 and R2/2 of the UDP. The Green Space Strategy (Objective 7) and the Local Plan Draft Consultation expects that all properties should be within 300m of at least 0.1ha of accessible, free and usable open space. The current Borough average is 97.9% of properties are within the acceptable catchment of accessible, free and usable green space. The Benton Ward performs better with 98.1%. It is acknowledged that development at this site would see the loss of part of this existing open space. However, part of the open space is to be retained which can still be used by local residents for informal recreation. It is the view of officers that developing part of this open space would still sustain some level of provision in this particular area, ensuring sufficient amounts of informal open space for the locality.

8.16 The site is within the recommended catchments for the provision of equipped areas for play, parks and natural/semi natural green space. The scale of the development would not in itself create high levels of demand on allotments, existing playing pitches or create the need for additional facilities.

8.17 It is officer opinion that the proposed development will not result in an insufficient provision of open space of this type in the ward or result in a significant loss of local amenity.

8.18 Members must determine whether or not the principle of residential development on this site is acceptable. The proposed development site is positioned within an existing urban area, located in an area that lies within close proximity to local amenities and public transport links. An area of informal open space would be retained to the east of the site. Officer advice is that the principle of residential development and the loss of some informal open space on the site is acceptable. This proposal for new housing accords with the Government's objectives, as set out in the NPPF, and should be considered on the basis of the presumption in favour of sustainable development.

9.0 North Tyneside 5-Year Housing Land Supply

9.1 Paragraph 47 of National Planning Policy Framework (NPPF) requires local planning authorities to identify and maintain a rolling 5-year supply of deliverable

housing land. This must include an additional buffer of at least 5%, in order to ensure choice and competition in the market for housing land.

9.2 Through the North Tyneside Local Plan Pre-Submission Draft 2015, the Council has outlined a preferred level of future housing growth to 2032 based on the latest evidence of need. Reflecting this position, and after incorporating a 5% buffer, there is a minimum requirement for 6,416 new homes between 2016/17 and 2020/21.

9.3 The September 2016 Strategic Housing Land Availability Assessment (SHLAA) identifies the total potential 5-year housing land supply in the borough at 5,544 new homes (a total which includes delivery from sites yet to gain planning permission). This represents a shortfall of 872 homes against the Local Plan requirement (or a 4.32 year supply of housing land).

9.4 Paragraph 49 of the NPPF sets out that relevant development plan policies for the supply of housing will not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites. Therefore, North Tyneside Council remains dependent upon approval of further planning permissions to achieve, and subsequently maintain, its housing supply.

9.5 This proposal would make a valuable contribution towards the Council's ability to achieve a deliverable 5-year housing land supply, a situation which provides significant weight in favour of the proposal.

10.0 Impact on Surrounding Amenity and amenity of proposed occupiers

10.1 Paragraph 123 of NPPF states that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

10.2 UDP Policy E3 seeks to minimise the impact of pollution on the environment, including existing land uses and on proposed development and will support and encourage measures including the monitoring of pollution to reduce it to the lowest practicable levels.

10.3 UDP Policy H11 states that in determining applications for residential development, the LPA will take into account the impact of the proposal on its site, local amenity, the environment and adjoining land uses.

10.4 Development Control Policy Statement No. 14 considers guidance in determining applications for residential development. The criteria includes general and detailed design guidance, car parking standards, privacy distances (back to back 21.0m, back to gable 12.0m, front to front 21.0m), amenity space standards (minimum 50 square metres) and site development ratios (area of

buildings should not exceed 50% of plot size). Further to the above, DCPS14 states that in fill sites within established residential areas may not be able to meet those standards relating to privacy distances and a reduced standard may be permissible.

10.5 Several letters of objection has been received as a result of the consultation process. They have raised objections regarding the design and the impact on residential amenity, including noise and disturbance. These objections are noted.

10.6 The proposed bungalows would be sited along the western boundary of the site. A separation distance in excess of 21m would exist between the proposed bungalows and the existing properties located immediately to the west of the site. This separation distance complies with DCPS No. 14.

10.7 Plot 1 would be sited approximately 17m to the north of No. 13 Glebe Crescent. This separation distance complies with DCPS No. 14.

10.8 Plot 6 would be sited approximately 19m to the south of No. 48 Glebe Crescent. This separation distance complies with DCPS No. 14.

10.9 The Manager for Environmental Health has been consulted. No objections have been raised subject to a condition to control the hours of construction and dust suppression measures. These are standard conditions that are used on all residential developments and are considered acceptable working practice by the LPA. The hours of construction condition restricts construction activity during the most sensitive hours.

10.10 Members need to determine whether the proposal would have a detrimental impact on the amenity of existing properties and future occupants. It is officer advice that the layout of the proposed development is acceptable in terms of its impact on outlook, privacy and light for both existing and future occupants. Members need to consider this when making their decision.

11.0 Design and Layout

11.1 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design. NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development. It also confirms that authorities should set out their own approach to housing density to reflect local circumstances.

11.2 NPPF states 'LPA's should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

11.3 UDP Policy H11 states that in determining applications for residential development the local planning authority will require that any proposals take account of the impact on its site, local amenity, the environment and adjoining land uses.

11.4 DCPS No.6 ‘Landscape and Environmental Improvements’ states that the proximity of existing trees to the proposed development, and the effect of these trees on the amenity of future occupiers must be taken into account.

11.5 LDD11 Design Quality provides guidance on layout and design for both new buildings and extensions to existing properties. This states that the context of the site itself, through to its immediate surroundings and to the wider local area should be taken into account in formulation of a design concept. Positive features of the local area should be used as design cues. Whilst contemporary and innovative designs are appropriate in certain locations each site should be considered individually. In some areas a more traditional design may be more appropriate that uses authentic details and local materials.

11.6 In addition LDD11 provides that the scale, mass and form of a building are the most important factors in producing good design and ensuring development integrates into its setting in the wider environment.

11.7 LDD11 states that “All new buildings should be well proportioned and have a well-balanced and attractive, external appearance. Good design requires a harmonious and consistent approach to the proportions of details, the position, style and location of windows and doors, the type and use of materials and the treatment to the roof, its eaves and verges. Preference should be given, when selecting materials, for using materials produced with the greatest consideration given to their environmental impacts, re-used or reclaimed materials, locally produced materials and those products comprising recycled materials.”

11.8 Both the NPPF and the local policies seek to achieve a high standard of design for new residential development.

11.9 New developments should be well designed and should not be viewed in isolation. The application site is located within a predominantly residential area of Forest Hall.

11.10 Several objections have been received regarding the impact of the development in terms of its design. These objections are noted.

11.11 The proposed development comprises of 6no. bungalows. The proposed bungalows have been positioned along the western boundary of the application site, adjacent to the existing residential properties of Glebe Terrace. The siting of the proposed bungalows along this western boundary creates an outward facing development that overlooks the remaining area of open space.

11.12 The design of the proposed bungalows is simple. This simple design approach is not considered to detract from the character and appearance of the immediate surrounding area. All houses have been designed with private amenity space to the front and rear. The rear gardens would abut the rear gardens of Glebe Terrace. It is noted that the applicant has discussed providing a maintenance strip between the existing and proposed rear gardens. However, this would create a narrow route through the site that would be enclosed by high boundary treatments. It is the view of officers that rear gardens back to back is acceptable.

11.13 A new 2m footpath will be provided through the site and link to the existing footpaths to the north and south of the site.

11.14 Car parking is provided within private driveways. These areas of parking would be softened by landscaping to ensure that the areas of parking do not dominate the street scene.

11.14 The area of open space, which lies outside the application site, will be retained. Within the application site additional landscaping is proposed. A landscaping condition is recommended to secure the final details.

11.15 Members need to determine whether the proposal is in keeping with the character of the area. It is officer advice that the impact on the character of the area is acceptable.

12.0 Car Parking and Access

12.1 The NPPF states that Transport policies have an important role to play in facilitating sustainable development and also in contributing to wider sustainability and health objectives. The NPPF also states that development should only be prevented or refused on transport grounds where residual cumulative impacts of development are severe.

12.2 UDP Policy T6 states that the highway network will be improved in accordance with the Council's general objective of amongst other matters improving the safety and convenience of the public highway.

12.3 UDP Policy T8 seeks to encourage cycling by amongst other matters ensuring cyclists needs are considered as part of new development.

12.4 UDP Policy T9 states that the needs of pedestrians, including people with disabilities and special needs will be given a high priority when considering transport and development issues.

12.5 UDP Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

12.6 Development Control Policy Statement (DCPS) 4 'Car and Cycle Parking Standards' has been devised to minimise the impact on the private car by encouraging the greater use of public transport and cycling. This will be achieved by, amongst other matters, adopting a reduced requirement for car parking.

12.7 LDD12 Transport and Highways SPD sets out the Council's adopted parking standards.

12.8 Several objections have been received regarding the impact on parking provision, highway and pedestrian safety and traffic congestion. These objections are noted.

12.9 The Highways Network Manager has been consulted. He has advised that the site is accessed via Glebe Crescent. Parking has been provided within the site and meets the Council's maximum parking standards set out in LDD12. A pedestrian link will be provided through the site.

12.10 Members need to determine whether the proposal will have a severe impact on the transport network. It is officer advice that the development would have an acceptable impact on highway safety and the local road network.

13.0 Other Issues

13.1 Contamination

13.2 NPPF states that the planning system should contribute to remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.

13.3 UDP Policy E3 states that the LPA will seek to minimise the impact of pollution on the environment including existing land uses and on proposed development.

13.4 The Contaminated Land Officer has been consulted. She has recommended conditional approval.

13.5 Ecology

13.6 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment as part of this helping to improve biodiversity amongst other matters.

13.7 Paragraph 109 of NPPF states that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising the impacts on biodiversity and producing net gains to biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

13.8 Paragraph 118 of NPPF states that when determining a planning application, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided, or as a last resort be compensated for, then planning permission should be refused.

13.9 NPPF advises that that the planning system should contribute to and enhance the natural and local environment. Members need to consider whether they the proposal would accord with the advice in NPPF and weight this in their decision. It is officer advice that, subject to conditions the proposal would not result in significant harm to biodiversity and that suitable mitigation is proposed to limit the impact. The proposal would accord with the advice in NPPF.

13.10 UDP Policy E12/6 states that development which would adversely affect the contribution to biodiversity of a wildlife corridor identified on the proposals map will not be permitted unless: no alternative site is reasonably available; or appropriate measures of mitigation of, or compensation for, all the adverse effects are secured, where appropriate through planning conditions or obligations. In all cases any adverse effects of development shall be minimised. In additions the positive effect of a proposed development on the contribution to biodiversity of a wildlife corridor will be taken into account in determining planning applications.

13.11 The Council's Ecology Officer has been consulted. She has raised no objections to the proposed development subject to the trees to be planted being of locally native species. A condition is recommended to secure this.

13.12 Members need to determine whether the impact on ecology is acceptable. It is officer advice that it is.

13.13 Flooding

13.14 NPPF states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere.

13.15 Several objections have been received regarding flooding and drainage. These objections are noted.

13.16 The applicant has submitted a drainage strategy. In this document it states that foul flows from the proposed development will discharge to the existing combined sewer, whilst a restricted surface water discharge rate of 5l/sec will discharge to the existing surface water sewer.

13.17 Northumbrian Water Limited has been consulted. They have recommended conditional approval.

13.18 The Lead Local Flood Authority (LLFA) has been consulted. They have recommended conditional approval.

14.0 Financial Considerations

14.1 The proposal involves the creation of 6 dwellings. The Government pays New Homes Bonus to local authorities to assist them with costs associated with housing growth and payments were first received in the financial year 2011/12. The payments are based on the net addition to the number of dwellings delivered each year, with additional payments made to encourage bringing empty homes back into use, and the provision of affordable homes. Granting consent for new dwellings therefore increases the amount of New Homes Bonus, which the Council will potentially receive.

14.2 As the system currently stands, for North Tyneside, for the new increase in dwellings built in 2016/17, the Council will receive funding for the six years from 2018/19. It should be noted, however, that the Government are currently reviewing the operation of the New Homes Bonus Scheme, including reducing the numbers of years for which payments are made. This was outlined in the Government Consultation paper "New Homes Bonus: sharpening the incentive: technical consultation", which they issued in December 2015. This Consultation closed on 10 March 2016, and the Government are yet to report their findings.

14.3 In addition, the units will bring in revenue as a result of Council tax.

14.4 Officers have given weight, amongst all other material considerations, to the benefit accrued to the Council as a result of the monies received from central government.

15.0 Conclusion

15.1 In conclusion, Members should be aware that North Tyneside does not have a 5-year housing land supply and the proposal would make a small contribution seeking to address this and provide some affordable housing. Members also need to consider whether the proposal will impact on existing land uses, whether the occupants of the proposed dwellings will have a suitable level of residential amenity, whether the development would have an acceptable impact upon biodiversity and impact on the character and appearance of the area.

15.2 Members need to weigh the benefits of the proposal against the impacts and determine whether or not to grant planning permission.

15.3 It is the opinion of officers that the development would accord with relevant national and local planning policy and would therefore be acceptable.

RECOMMENDATION: Application Permitted

Members are requested to authorise that the Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures (Section 278 Agreement) to secure:

Upgrade of existing footpaths abutting the site

Associated drainage

Associated street lighting

Associated road markings

Associated signage

Conditions/Reasons

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

-Existing site plan Dwg No. SU01

-Proposed site plan Dwg No. SK 101 Rev C

-Proposed floor plan and elevations Dwg No. SK103

-Drainage strategy Dwg No. 000-00

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

2. Standard Time Limit 3 Years FUL MAN02 *

3. Contaminated Land Investigation Housing CON01 *

4. Gas Investigate no Development GAS06 *

5. Restrict Hours No Construction Sun BH HOU04 *

6. Notwithstanding Condition 1, prior to the construction of any dwelling above ground level a schedule and/or samples of all surfacing materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

7. Notwithstanding Condition 1, prior to the commencement of construction works of the site showing the existing and proposed ground levels and levels of thresholds and floor levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: This information is required to ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

8. Notwithstanding Condition 1, the boundary treatments shall be provided in accordance with the details shown on Dwg No. SK101 Revision C unless otherwise agreed in writing by the Local Planning Authority. These agreed boundary treatments shall be retained hereafter.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities 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.

9. Notwithstanding Condition 1, prior to the occupation of any dwelling a fully detailed landscaping scheme, including locally native trees, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with these agreed details. The agreed landscaping shall be planted in accordance with these details within the first planting and seeding seasons following the commencement of

development. Any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

10. Notwithstanding Condition 1, prior to the occupation of any dwelling details of facilities to be provided for the storage of refuse bins within the site and a scheme to manage refuse collection, including identifying a suitable storage area for collection day only, shall be submitted to and approved in writing by the Local Planning Authority. The facilities which shall include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.

Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

11. Construction Method Statement SIT05 *H11

12. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

13. Notwithstanding Condition 1, prior to the construction of any dwelling above damp proof course a surface water management strategy shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a filter drain to be installed along the western boundary of the site and a raised footpath crossing to the site access. No dwelling shall be occupied until the details hereby approved have been constructed and thereafter permanently retained.

Reason: To reduce flood risk having regard to NPPF.

14. Notwithstanding Condition 1, prior to the occupation of any dwelling a scheme for the provision of secure undercover cycle parking shall be 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 promoting alternative modes of transport having regard to NPPF.

15. Notwithstanding Condition 1, prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

Upgrade of existing footpaths abutting the site

Associated drainage

Associated street lighting

Associated road markings

Associated signage

Thereafter, these agreed works shall be implemented prior to the occupation of any dwelling and retained thereafter.

Reason: This information is required at the outset, in order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

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|--|-------|-----------------|
| 16. New Access Access Before Devel | ACC10 | *H11 |
| 17. Altered Access Access Alt Prior to Occ | ACC15 | *H11 |
| 18. Turning Areas Before Occ | ACC25 | *refuse
*H11 |

19. Notwithstanding Condition 1, prior to the operation of any part of the development hereby approved, the applicant shall undertake all necessary procedures required under Section 247/257 of the Town and Country Planning Act 1990 to secure the following;

- Stop up the adopted highway within the site that is no longer required.

Reason: In the interests of highway safety in accordance with policy H11 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Consent to Display Advertisement Reqd (I04)

Contact ERH Construct Highway Access (I05)

Contact ERH Path Bridleway Xs Site (I07)

Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Take Care Proximity to Party Boundary (I21)

Advice All Works Within Applicants Land (I29)

Coal Mining Standing Advice (FUL,OUT) (I44)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)



Application reference: 16/01984/FUL

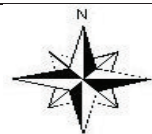
Location: Land East Of, 12 Glebe Crescent, Forest Hall, NEWCASTLE UPON TYNE

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

Not to scale

Date: 19.01.2017

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Appendix 1 – 16/01984/FUL
Item 2

Consultations/representations

1.0 Internal Consultees

1.1 Highways Network Manager

1.2 This application is for the erection of 6 two bedroom three person bungalows with associated parking and landscaping. The site is accessed via Glebe Crescent and parking has been provided in accordance with the standards set out in LDD12. Conditional approval is recommended.

1.3 Recommendation - Conditional Approval

1.4 The applicant will be required to stop up the highway within the site that is no longer required under Section 247/257 of the Town & Country Planning Act 1990.

1.5 The applicant will be required to enter into an appropriate legal agreement with the Local Authority for the following works:

Upgrade of existing footpaths abutting the site

Associated drainage

Associated street lighting

Associated road markings

Associated signage

1.6 Conditions:

ACC10 - New Access: Access before Devel

ACC15 - Altered Access: Access Alt Prior To Occ

ACC25 - Turning Areas: Before Occ

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT05 - Construction Management

No development shall commence until a scheme for the provision of secure undercover cycle parking 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 highway safety.

No development shall commence until a detailed scheme for surface water management 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 interest's surface water management of the site

1.7 Informatives:

I05 - Contact ERH: Construct Highway Access

I07 - Contact ERH: Footpath/Bridleway X's Site

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I13 - Don't obstruct Highway, Build Materials

I45 - Street Naming & Numbering

I46 - Highway Inspection before dvlp

1.8 Contaminated Land Officer

1.9 The site is within 250 metres of a former clay pit and a former brick works.

Therefore the following should be applied:

GAS 06

CON 01

1.10 Ecology Officer

1.11 I have no objection to the above application. I would request that any new tree planting within the site consists of locally native species.

1.12 Manager for Environmental Health

1.13 I have no objection in principle to the application but would recommend conditions to address construction hours and dust mitigation during the construction.

HOU04

SIT03

1.14 Lead Local Flood Authority

1.15 I can confirm that the proposals which the applicant are putting forward are acceptable as the intentions are to attenuate the surface water from the site via a large sewer which NWL have agreed an acceptable rate of discharge of 5l/s into the local sewer network.

1.16 My only concerns are that ideally all of the surface water that falls within the site will need to be captured and control within the curtilage of the site in order to reduce the impact of flooding to the neighbouring properties. On the Western boundary the applicant is proposing to install a close boarded fence if a filter drain could also be installed on this boundary this will help to reduce the amount of run-off to the adjacent properties. I would also request that as a result of the topography that the site requires a raised footpath crossing on the access to help retain the water on the highway with their site.

2.0 Representations

2.1 25 letters of objection have been received. The objections are summarised below:

- Poor traffic/pedestrian safety.
- Loss of privacy.
- Traffic congestion.
- Will result in visual intrusion.
- Adverse effect on wildlife.
- Impact on landscape.
- Inadequate parking provision.
- Inappropriate design.
- Loss of residential amenity.
- Loss of visual amenity.
- Nuisance: disturbance, dust, dirt, noise, fumes.
- Out of keeping with surroundings.
- Impact on landscape.
- Inadequate drainage.
- Inadequate parking provision.
- Inappropriate in special landscape area.
- Poor/unsuitable vehicular access.
- Traffic congestion.
- Within greenbelt/no special circumstance.
- Poor traffic/pedestrian safety.
- Precedent will be set.
- Developer cannot spell Glebe.
- The affect on neighbourhood amenities. The loss of a substantial area of the grassed area will have a negative affect on the residents who regularly use it.
- Unacceptable high density and the loss of the open aspect of the area (so called "garden grabbing").
- The proposed houses being built are not in any way in keeping with the current buildings. They are also, visually, very ugly.
- The ugly nature of the houses will have an adverse effect on the character of the Crescent.
- There will be a loss of view of the grass area from house as well as others. Not only because half of it is being removed, but also the proposed buildings will block the rest.
- I object to the building on the field in Glebe Crescent on the grounds of it affecting the only safe place our children have to play, on the grounds of the huge disruption it will cause to our lives before, during and after the works, on the grounds of environmental issues including the bats which live in this area, on the grounds of increased traffic and traffic pollution, on the grounds of the noise pollution it will cause, on the grounds of the impact to the landscape as well as the destruction of the only piece of green land in this immediate area and on the

grounds of the local councillors blatantly ignoring our concerns, thus failing in their duties as our representatives.

-Affect property value by 10-20%.

-It was bad enough the work men here to do the roofs, kitchens and other repairs, we had vans parked on and over private parking, for the sake of 6 bungalows this is hurting a lot more people, you asked for reasons why not to build and took no notice at all.

-This proposal is total wrong for the area, it will cause excessive traffic problems in a tiny street.

-It will put people at risk of emergency vehicles not being able to reach people , due to parked cars blocking road.

-It will devalue the houses we live in and we will seek compensation. It will cause noise and nuisance to the people already living in the street.

-Also concerned about who will be in these houses, will they be people with mental health issues etc .

-As a parent I want somewhere for my kids to play safely and the field represents that safe place. It is also ideal for the kids to get exercise which is apparently part of the healthy living programme that the council promote.

-The excess traffic this will cause in the street is putting mine and all other children at risk, as well as limiting the play area, there will be more children on these roads. It will be congested and dangerous.

-Financial gain is being put before health, well being and safety.

-The remaining green space must not be turned into additional parking.

-Six bungalows for the disturbance this will make is pathetic why not get a bigger development to put these on where it is not just plonked right in the middle of our estate, this leaving more pollution less parking less play area for kids causing obesity which is causing a massive strain on the NHS.

-I work night shift and the strain of the build over the months will put strain on my health and safety at work as I use engineering equipment.

-I know there is a lack of housing these days but for the sake of 6 bungalows I think it is a ridiculous idea the person that came up with the idea has no respect for people living in this area.

-Apart from the above stated this will affect our family life completely. We bought this home 15yr ago and the field outside was a massive selling point to us for a growing family. This will directly push us into selling our home and maybe even to have to change schools in the process. This would have a big impact on trying to also sell our home who would want to even view a house with such massive disruption right outside. Even waiting for the works to finish would probably make things a lot worse as the parking and trying to find somewhere suitable would put many people off.

-Concern over what kind of flooding we will suffer once the field is mostly made up of concrete no thought or concerns have been given to any residents in the street.

-I would like to object to the proposed building of 6 bungalows at Glebe Crescent. My main reasons are to do with flooding and excess rain water issues. I believe if these buildings are erected then it would add to the problems we residents face at present. The dwellings in Glebe Crescent and Glebe Terrace are built on a clay sub-base which hinders drainage and allows rain water to collect and flow through the streets. This water does not drain away easily. Many houses are constantly damp to start with due to the bad drainage. I strongly feel that if more buildings are erected on this land then it will add to the issues the residents already face.

-Plus some residents on the south side of Glebe Crescent suffer from flooding of the Letch and the erection of these extra buildings can only exacerbate the problems experienced by these residents.

-I would like to quote Norma Redfern, taken from her monthly round up news letter "The danger and consequences of flooding is something I know residents in several parts of the borough are very concerned about. The cabinet considers updates from the various initiatives connected with this issue and we shall continue to monitor progress on these. Residents can be assured the council takes the issues around flooding very seriously as part of its regular business, not just in response to serious incidents". I hope my concerns are taken seriously.

-I also believe that by erecting these dwellings on the green necessary parking space will be denied the present residents. Many residents have more than 1 vehicle and some have more than 2 including vans and other larger vehicles. The residents already struggle to find spaces to park. For example, when I have people visiting me they have to park on the grass, which is not ideal but it is the only extra place to park. If the dwellings are erected (opposite my home) then I could see my visitors would have to park in a different street. Also, with the parking facilities as they are now, I am aware that emergency services struggle to access the crescent, and this would only be made worse. Added to this, the extra traffic produced could endanger the lives of the children who like to play on the green, having to cross a road that will have more traffic.

-Added to these issues is the constant loss in the area of 'green space'. The green space within Glebe Crescent brings a lot of enjoyment to residents of both Glebe Crescent/Terrace and beyond. Children play here, people walk their dogs, the residents have community events. Plus we need green space and greenery for the good health and well being of the residents. To lose this land would have a detrimental effect on the mental health of myself and residents.

-Increase flood risk. Our properties would face more problems with damp. Woodlea was built on open space which appears to have squeezed the water course from an underground stream or tributary of the letch and increased water now oozing from the ground. Water visibly flows down the small lane next to the electricity substation during wet weather. Our green soaks up most the moisture and is very boggy during wet spells. My garden is more waterlogged. Properties already suffer from damp and I see lots of damp beetles in my home during wet spells. Kier have already experienced problems getting rid of damp. The

Crescent is built on soil only foundations and is greatly affected by rising water levels.

-Development directly opposite my property which will affect light and block my view. My husband is disabled and cannot walk far. He needs to be able to get to hospital without any hindrance. Construction works and the development will make parking and access more difficult.

-Council have failed to ensure an adequate provision of social housing is provided through extensive land sell off to developers. Small green spaces now needed to cover the gap. Why don't developers include social housing? The Council should insist on this. The Council say in their note that the building of social housing is preferred on ready made sites next to transport links. Do new developments such as Scaffold Hill and East Benton Rise not have access to transport links? We have a poor bus service and are over half a mile from the Metro.

-14, 000 new homes already built on green space and future housing projections will result in more being lost.

-No support from Councillors who have said they have had no say in this development and the decision was down to the Planning Department.

-Residents will be grateful if the application is refused.

3.0 External Consultees

3.1 Northumbrian Water

3.2 In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

3.3 Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

3.4 We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "*Drainage Strategy*". In this document it states that foul flows from the proposed development will discharge to the existing combined sewer between manholes 5005 and 6901, whilst a restricted surface water discharge rate of 5l/sec will discharge to the existing surface water sewer at manhole 6007.

3.5 We would therefore request that the *Drainage Strategy* form part of the approved documents as part of any planning approval and the development to be implemented in accordance with this document.

3.6 It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option.