

Item No: 5.1
Application No: 18/01097/OUT
Date valid: 8 August 2018
Target decision date: 3 October 2018
Author: Maxine Ingram
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Ward: Northumberland

Application type: outline planning application

Location: Land Adjacent To 87 Sunholme Drive, Wallsend, Tyne And Wear

Proposal: Outline permission for the erection of 2no detached 3 bedroom houses with garage and additional parking for 2no cars each

Applicant: Shenstone Properties, PO BOX 31 Lichfield Staffs WS13 7TF

Agent: John Coxon And Associates, Mr John Coxon Minster Pool Cottage
Minster Pool Walk Off Dam Street Lichfield WS13 6AE

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 The main issues for Members to consider in this case are:

- Principle of the development;
- Impact on the character and appearance of the site and the surrounding area;
- Impact upon the amenity of existing and future residents;
- Impact on highway safety;
- Impact on ecology;
- Other issues.

1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other material considerations in reaching their decision.

2.0 Description of the Site

2.1 The application site relates to a parcel of land located within a predominantly residential area of Wallsend. The site itself comprises of a rectangular parcel of land with a flat area of open tarmac and grassed areas. Existing residential properties, two storeys, are located to the north, south and west of the site. The eastern boundary of the site borders a narrow landscaped strip of mature native planting and an existing public right of way, beyond which lies the Rising Sun

Country Park (RSCP). The RSCP is designated as a Site of Local Conservation Importance (SLCI).

2.2 Within the site there is an existing adopted footpath and a street light.

2.3 The site has no specific designation within the Local Plan (LP). The land directly to the north east and east is designated open space/wildlife corridor.

3.0 Description of the Proposed Development

3.1 This application seeks outline planning permission for the construction of two three bed detached residential dwellings with garage and additional parking for two cars each. All matters are reserved.

3.2 The indicative plans demonstrates how the site could be developed to accommodate the proposed development.

4.0 Relevant Planning History

4.1 None

5.0 Development Plan

5.1 North Tyneside Local Plan (2017)

6.0 Government Policy

6.1 National Planning Policy Framework (NPPF) (July 2018)

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

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

7.0 Main Issues

7.1 The main issues in this case are:

- Principle of the development;
- The impact on the character and appearance;
- Impact upon residential amenity;
- Impact on highway safety;
- Other issues (contaminated land, biodiversity, flooding).

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

8.0 Local Plan Strategic Policies

8.1 The underlying principle of national planning policy is to deliver sustainable development to secure a better quality of life for everyone now and future generations. This principle is key to the role of the planning system in the development process. The aims of how the Local Plan contributes towards achieving sustainable development for North Tyneside are set out under Policy S1.1 'Spatial Strategy for Sustainable Development'. This policy sets out the broad spatial strategy for the delivery of the objectives of the Plan.

8.2 Strategic Policy S1.4 'General Development Principles' states that proposals for development will be considered favourably where it can be demonstrated that they would accord with strategic, development management and other area specific policies in the Plan. Amongst other matters, this includes: taking into account flood risk, impact on amenity, impact on existing infrastructure and making the most effective and efficient use of land.

8.3 The overarching spatial strategy for housing is to protect and promote cohesive, mixed and thriving communities, offering the right kind of homes in the right locations. The scale of housing provision and its distribution is designed to meet the needs of the existing community and to support economic growth of North Tyneside. Strategic Policy S4.1 'Strategic Housing' sets out the broad strategy for delivering housing.

9.0 Principle of development

9.1 The National Planning Policy Framework (NPPF) states that at the heart of the Framework is a presumption in favour of sustainable development running through both plan-making and decision taking. For decision taking this means approving development proposals that accord with an up-to-date Plan without delay; or where there are no relevant development plan policies or the policies which are most important are out-of-date grant planning permission, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

9.2 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed. In order to achieve this objective, Government requires local planning authorities to identify annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer of 5% to ensure choice and competition in the market for land. Where there has been a significant under delivery of housing over the previous three years, the buffer should be increased by 20%.

9.3 Policy DM1.3 Presumption in Favour of Sustainable Development

"The Council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area through the Development Management process and application of the policies of the Local Plan.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole; or
- b. Specific policies in the NPPF indicate that development should be restricted.”

9.4 Policy DM4.5 Criteria for New Housing Development

“Proposals for residential development on sites not identified on the Policies Map will be considered positively where they can:

- a. Make a positive contribution to the identified housing needs of the Borough; and,
- b. Create a, or contribute to an existing, sustainable residential community; and,
- c. Be accessible to a range of sustainable transport modes; and,
- d. Make the best and most efficient use of available land, whilst incorporating appropriate green infrastructure provision within development; and,
- e. Be accommodated by, and make best use of, existing infrastructure, and where further infrastructure requirements arise, make appropriate contribution to its provision; and,
- f. Make a positive contribution towards creating healthy, safe, attractive and diverse communities; and,
- g. Demonstrate that they accord with the policies within this Local Plan.”

9.5 The Local Plan (LP) specifically allocates sites to meet the overall housing needs and identifies those with an existing planning permission. The application site is not identified for any specific purpose within the LP however; the site sits within a wider residential area and local amenities are accessible, including access to areas of informal open space and the RSCP. The indicative plans demonstrate how the site could be developed to accommodate two detached residential dwellings with associated parking and garden areas. The principle of residential development is considered to be acceptable subject to consideration of the following matters:

10.0 North Tyneside Council Housing Land Supply

10.1 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.

10.2 The most up to date assessment of housing land supply informed by the March 2018 5-year Housing Land Supply Summary identifies the total potential 5-year housing land supply in the borough at 5,276 new homes (a total which includes delivery from sites yet to gain planning permission). This represents a surplus against the Local Plan requirement (or a 5.4 year supply of housing land). It is important to note that this assessment of five year land supply includes over 2,000 homes at proposed housing allocations within the Local Plan (2017). The potential housing land supply from this proposal is not included in the assessment that North Tyneside has a 5.4 year supply of housing land.

10.3 Although the Council can demonstrate a five year supply of deliverable housing sites, this figure is a minimum rather than a maximum. Further planning permissions that add to the supply of housing can be granted which add to the choice and range of housing. It is officer opinion that this development would make a small but valuable contribution to the Council's housing supply.

11.0 Character and appearance

11.1 Paragraph 124 of the NPPF recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

11.2 Paragraph 130 of the NPPF makes it clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

11.3 Policy DM6.1 Design of Development

"Applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area. Proposals are expected to demonstrate:

- a. A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;
- b. A positive relationship to neighbouring buildings and spaces;
- c. A safe environment that reduces opportunities for crime and antisocial behaviour;
- d. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport;
- e. Sufficient car parking that is well integrated into the layout; and,
- f. A good standard of amenity for existing and future residents and users of buildings and spaces."

11.4 The Council has produced an SPD on Design Quality. It states that the Council will encourage innovation in design and layout, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated. It also states that all new buildings should be proportioned to have a well-balanced and attractive external appearance.

11.5 Local Planning Authorities have the option to set additional technical requirements exceeding the minimum standards set by Building Regulations in respect of access and water efficiency, and a Nationally Described Space Standard (NDSS). In this context, access relates to how people access and use a dwelling and its facilities and for space, this relates to the internal space of a dwelling. During the preparation of the LP work was undertaken to establish whether there was a need to implement these higher standards in North Tyneside. The evidence concluded that there was a need, in terms of the optional

standards relating to access and internal space, to introduce these higher standards. These standards are set out in Policy DM4.9 of the LP.

11.6 Policy DM4.9 Housing Standards

“To ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1 October 2018 the following standards will apply, subject to site viability:

Accessibility of homes

Market Housing

a. For new housing developments, excluding low-rise non-lift serviced flats, 50% of homes are to meet building regulation M4(2) – ‘Category 2 – accessible and adaptable dwellings’.

Internal Space in a Home

d. All new homes, both market and affordable, will meet the Government’s Nationally Described Space Standard (NDSS).”

11.7 The objections received regarding the impact on the character and appearance of the area are noted.

11.8 Members are advised that all matters are reserved (layout, appearance, scale, landscaping and access). However, an indicative layout has been submitted to demonstrate how the site could be developed to accommodate two detached dwellings.

11.9 The application sits within a wider residential estate that is characterised by two storey residential properties. Immediately to the east of the site is a public right of way, beyond which lies the Rising Sun Country Park (RSCP). An existing footpath that runs east-west through is sited in the southern part of the site. The site itself comprises of an area of tarmac and grassed areas.

11.10 Layout is a reserved matter and therefore this can be dealt with in detail at reserved matters stage. However, consideration must be given to national and local planning policies. The future layout of the site will need to comply with the requirements of the housing standards set out in Policy DM4.9. A condition is recommended to secure this. Officers also have concerns regarding the proximity of the development, as shown on the indicative layout, in relation to Nos. 85 and 87 Sunholme Drive, in particular its relationship to the access into these properties. In order to maintain an acceptable level of access into these existing properties a condition is recommended to ensure that no part of the development, including garden areas and parking, extends beyond the existing footpath that runs east-west through the site.

11.11 The indicative layout also demonstrates that the density and the amount of development proposed reflects the character of the immediate surrounding area. However, officers do not consider that the site could accommodate more than two dwellings. A condition is therefore recommended to restrict the amount of development to no more than two residential dwellings.

11.12 Scale is a reserved matter and therefore this can be dealt with in detail at reserved matters stage. However, having regard to the scale of the surrounding housing, a condition is recommended to restrict the height of any future development to no more than two storeys in height. It is also considered to be reasonable to remove permitted development rights for extensions, roof alterations and outbuildings, in order for the Local Planning Authority to control the impacts of any further development on this site.

11.13 Appearance is a reserved matter and therefore this can be dealt with in detail at reserved matters stage.

11.14 Landscaping is a reserved matter and therefore this can be dealt with in detail at reserved matters stage. However, the Landscape Architect has been consulted. She has raised no objections to the development of this site, subject to the imposition of the suggested conditions, including a landscaping scheme.

11.15 As this is an outline application with all matters reserved, Members need to determine whether the indicative layout demonstrates that an appropriate site layout could be achieved. In officer opinion, subject to the imposition of conditions, the impact on the character and appearance of the area would be acceptable.

12.0 Impact upon Neighbours

12.1 Paragraph 180 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so, they should amongst other matters; mitigate and reduce to a minimum potential adverse impacts resulting from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life.

12.2 Policy DM5.19 Pollution

“Development proposals that may cause pollution either individually or cumulatively of water, air or soil through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, and other pollutants will be required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, to people and to biodiversity.

Development that may be sensitive (such as housing, schools and hospitals) to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.”

12.3 The objections received regarding the impact on residential amenity in terms of loss of outlook, light and privacy are noted.

12.4 The indicative layout shows the relationship of the application site with immediate neighbouring properties. Nos. 85 and 87 Sunholme Drive are located to the south of the application site. As already discussed, there are concerns regarding the access in to these properties should the developable area of the

site extend up to this shared boundary. A condition is therefore recommended to ensure that no built development, parking provision or amenity space would extend beyond the existing footpath that runs east-west through this site.

12.5 Nos. 81 and 83 Sunholme Drive are located to the north of the application site. It is noted that the outlook from these existing properties would be altered should this site be developed. However, it is not considered that their outlook would be significantly affected to such an extent that would sustain a recommendation of refusal. It is considered that an acceptable separation distance between these neighbouring properties and the application site could be achieved. The layout, scale and appearance are reserved matters and therefore issues such as privacy and overlooking can be dealt with in detail at the reserved matters stage.

12.6 No. 58 Sunholme Drive is located to the west of the application site. Due to the orientation of this property, it is not considered that its residential amenity in terms of outlook, light or privacy would be significantly affected.

12.7 The objections received regarding the impact on residential amenity in terms of noise, nuisance, disturbance and dust are noted.

12.8 The Manager of Environmental Health (Pollution) has been consulted. She has raised no objections to the proposed development subject to conditions to control the hours of construction and dust suppression measures.

12.9 As this is an outline application with the layout, scale and appearance reserved, these issues will be considered at reserved matters. However, Members need to determine whether the indicative plan demonstrates that sufficient separation distances could be provided to ensure that there will be no significant loss of amenity to surrounding residents in terms of light, outlook or privacy. It is the view of officers, that sufficient separation distances could be achieved to protect the residential amenity of existing and future occupants.

13.0 Car Parking and Access

13.1 NPPF recognises that transport policies have an important role to play in facilitating sustainable development, but also contributing to wider sustainability and health objectives.

13.2 Paragraph 109 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

13.3 Local Plan Policy DM7.4 (New Development and Transport) states that the Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being.

13.4 The Council's maximum parking standards are set out in LDD12.

13.5 The objections received regarding parking provision and the impacts on highway safety are noted.

13.6 Access is a reserved matter and therefore this can be dealt with in detail at reserved matters stage. However, the indicative layout demonstrates that the site would be accessed direct from Sunholme Drive and an appropriate level of parking provision could be provided within the site.

13.7 The Highways Network Manager has been consulted. He has raised no objection to the proposed development. He has advised that there is an adopted footpath running through the site which will need to be retained and as such the reserved matters application will need to reflect this. Amongst other conditions, he has also suggested a condition to control site construction traffic etc.

13.8 As this is an outline application with the means of access reserved, the access, internal highway layout, parking and cycle provision will be considered at reserved matters. Members need to consider whether the indicative layout demonstrates that an acceptable access arrangement and parking provision could be achieved. In officer opinion, the level of traffic generated by two dwellings is unlikely to result in a severe impact on highway safety.

14.0 Other Matters

14.1 Paragraph 178 of the NPPF states planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination i.e. mining or land remediation.

14.2 Paragraph 179 of the NPPF goes onto say that where a site is affected by contamination or land instability issues, responsibility for securing a safe development, rests with the developer and/or landowner.

14.3 Policy DM5.18 Contaminated and Unstable Land

"Where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which:

- a. Shows that investigations have been carried out to assess the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, biodiversity, the natural and built environment; and
- b. Sets out detailed measures to allow the development to go ahead safely and without adverse affect, including, as appropriate:
 - i. Removing the contamination;
 - ii. Treating the contamination;
 - iii. Protecting and/or separating the development from the effects of the contamination;
 - iv. Validation of mitigation measures; and
 - v. Addressing land stability issues.

Where measures are needed to allow the development to go ahead safely and without adverse affect, these will be required as a condition of any planning permission."

14.4 The NPPF sets out that LPAs should define Mineral Safeguarding Areas (MSAs), with further detail included in National Planning Practice Guidance (2014). The whole of the local plan area has been identified as a MSA. Policy DM5.17 Minerals is considered to be relevant.

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

14.6 The Coal Authority has confirmed that the application site does not fall within the defined development high risk area.

14.7 Biodiversity

14.8 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural environment.

14.9 Paragraph 170 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Amongst other matters, this includes minimising the impacts of biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

14.10 Paragraph 174 of the NPPF states that when determining planning applications LPA's should aim to protect and enhance biodiversity and geodiversity by following the principles set out in paragraph 175 which includes, amongst other matters, if significant harm cannot be avoided, adequately mitigated, or as a last resort, compensated from the planning permission should be refused.

14.11 The application site is not designated as a wildlife corridor within the LP. However, it does lie immediately adjacent to a wildlife corridor and the RSCP which is designated as a SLCI. The Council's Biodiversity Officer has been consulted on this basis. She has advised that the scheme could provide some native landscaping along the eastern boundary of the site to create a buffer between the housing and the adjacent footpath/stream. It is considered that this could be secured by way of an appropriately worded condition. She has also recommended a condition for pollution control measures to be put in place during construction to ensure there are no adverse impacts to the adjacent stream or the RSCP.

14.12 Members need to consider whether the development is acceptable in terms of its impact on biodiversity. In officer opinion, subject to the imposition of the suggested conditions, the impact on biodiversity is acceptable.

14.13 Flooding

14.14 Paragraph 157 of the NPPF advises that all plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

14.15 The objections received regarding the impact on flooding and the inaccuracies on the application form are noted. Officers are aware that the applicant has not referenced the proximity to the adjacent watercourse on their application form. Members are advised that officers have fully considered the proximity of the watercourse that lies immediately to the east of the application site within their assessment of this development.

14.16 The applicant has advised that foul and surface water from the site will connect into the existing mains drainage.

14.17 The Local Lead Flood Authority (LLFA) has been consulted. He has advised that due to the existing surfacing of the site, there will be very little increase to the current flood risk in the area. He has advised that flood risk from the adjacent watercourse must be considered in the detailed design of the reserved matters, to reduce the risk of fluvial flooding to the future properties. On this basis, he has recommended condition approval.

14.18 Northumbrian Water has been consulted. They have raised no objections to the proposed development.

14.19 Members need to determine whether the proposed development is acceptable in terms of flood risk and drainage. It is officer advice that it is.

14.19 Aviation

14.20 Newcastle International Airport has raised no objections to the proposed development.

15.0 Financial Considerations

15.1 The proposal involves the creation of two 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.

15.2 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.

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

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

16.0 Conclusions

16.1 Members should consider carefully the balance of issues before them and the need to take in account national policy within NPPF and the weight to be accorded to this as well as current local planning policy.

16.2 Specifically NPPF states that LPA's should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. A core planning principle within NPPF requires that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

16.3 This is a housing application and therefore should be considered in the presumption in favour of sustainable development. It follows therefore that providing the site is sustainable and it is officer advice that it is, that unless the impact of the development significantly and demonstrably outweigh the benefits that planning permission should be granted.

16.4 Officers note that the site is not designated for any specific purpose within the Local Plan and it is not previously developed land. However, the site sits with a wider residential area and it is located in close proximity to local amenities. Despite, having a five year housing land supply, the Council remains dependent upon other residential development approvals to maintain housing delivery. In terms of the impact of the development and subject to the imposition of the suggested conditions, the consultees are satisfied that the development is acceptable in terms of its impact on the highway network, its impact on flood risk, ecology and the impact on the amenity of existing and future occupants.

16.5 In conclusion, subject to conditions, it is recommended that outline planning permission should be granted.

RECOMMENDATION: Application Permitted

Conditions/Reasons

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

-Ordnance Survey Plan (1:1250)

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

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

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

3. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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|----|---|-------|---|
| 4. | Restrict Hours No Construction Sun BH | HOU00 | * |
| | | 4 | |
| 5. | Contaminated Land Investigation Housing | CON00 | * |
| | | 1 | |
| 6. | Gas Investigate no Development | GAS00 | * |
| | | 6 | |

7. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the details to be submitted and agreed by the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

8. Notwithstanding the details to be submitted pursuant to condition 2, prior to the commencement of any part of the development hereby approved above damp proof course level details of facilities to be provided for the storage of refuse, recycling and garden waste for the proposed residential dwelling and a refuse management collection scheme shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled for all waste types shall be provided in accordance with the approved details, prior to the occupation of the residential dwelling and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policies DM6.1 of North Tyneside Local Plan (2017).

9. The details to be submitted pursuant to condition 2 above shall include a scheme for parking and garaging which shall meet the requirements and standards set out in LDD12 (private and visitor parking) and manoeuvring and the loading and unloading of vehicles. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

10. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: include tree protection measures for the trees to be retained on adjacent land, identify the access to the site for all site operatives

(including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). There shall be no cabins, storage of plant and materials or parking within the root protection areas of any retained trees. No construction works, cabins, plant or storage or any other operation associated with the construction of the garages or boundary fence should be undertaken on adjacent land to the east of the development site. The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

11. Notwithstanding the details to be submitted pursuant to condition 2, prior to the occupation of any dwelling hereby approved a scheme for the provision of secure undercover cycle storage for residential use 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: To comply with the Council's policy on cycle storage regarding residential dwellings having regarding policy DM7.4 of the North Tyneside Local Plan (2017).

12. Notwithstanding the details to be submitted pursuant to condition 2, the reserved matters layout shall be set to the north of the existing footpath running in an east-west direction across the site and there shall be no encroachment at any time onto this path.

Reason: In the interests of protecting residential amenity and pedestrian access having regard to Policy DM6.1 of the North Tyneside Local Plan (2017).

13. Notwithstanding the details to be submitted pursuant to condition 2, prior to the commencement of construction works details 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 from the outset 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 DM6.1 of the North Tyneside Local Plan (2017).

14. Notwithstanding the details to be submitted pursuant to condition 2, details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. There shall be no enclosure of the land to the south of the footpath that runs east-west through the site or any boundary treatment along the southern edge of this footpath. Thereafter, these approved details shall be installed prior to the occupation of the dwelling and shall be permanently retained.

Reason: To ensure that the proposed development does not adversely affect 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 DM6.1 of the North Tyneside Local Plan (2017).

15. Notwithstanding the details to be submitted pursuant to condition 2, prior to the construction of the 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. These details shall include surfacing materials for the garden areas and areas of hardstand. 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 DM6.1 of the North Tyneside Local Plan (2017).

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E, F, G, H; of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality having regard to policy DM6.1 of the North Tyneside Local Plan (2017).

17. Notwithstanding the details to be submitted pursuant to condition 2, no part of the development shall exceed two storeys in height or accommodate dormer windows.

Reason: In the interests of residential amenity having regard to policy DM6.1 of the North Tyneside Local Plan (2017).

18. Notwithstanding the details to be submitted pursuant to condition 2, prior to the commencement of any part of the development a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include native planting along the eastern boundary of the site, details and proposed timing of all new tree and shrub planting, and ground preparation noting the species and sizes for all new planting. Thereafter, this landscaping scheme shall be implemented within the first available planting season following the date of the discharge of conditions application. If within a period of five years from the completion of the development, the tree dies or becomes seriously damaged or diseased, it shall be replaced in the current or first planting season following its 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 DM5.9 of the North Tyneside Local Plan (2017).

19. All construction works and tree protection is to conform with (see BS5837: 2012 Trees in Relation to Construction-Recommendations) in relation to protection of existing boundary trees and shrubs.

Reason: To protecting existing vegetation from any disturbance during construction works having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

20. No utilities or drainage should be located within the root protection areas of retained trees on site or on adjacent land. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007).

Reason: To protecting existing vegetation from any disturbance during construction works having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

21. Notwithstanding the details to be submitted pursuant to condition 2, no development shall commence until a scheme for surface water and foul management 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: This information is required from the outset to demonstrate that the proposed development would not increase flood risk in accordance with NPPF.

22. Notwithstanding the details to be submitted pursuant to condition 2, no development shall commence until details of a surface water management scheme have been submitted to and approved by in writing the Local Planning Authority. This scheme shall include details of mitigation measures to reduce the risk of fluvial flooding and thereafter implemented and retained in accordance with the approved details and before the development is occupied.

Reason: This information is required from the outset to demonstrate that the proposed development would not increase flood risk in accordance with NPPF.

23. Notwithstanding the details to be submitted pursuant to condition 2, no development shall commence until a scheme and methodology for pollution control during the construction period 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 and retained for the entire duration of the construction period.

Reason: This information is required from the outset to demonstrate that the proposed development would not increase flood risk or impact on the adjacent watercourse in accordance with NPPF.

24. Notwithstanding Condition 1, prior to the commencement of any part of the development above damp proof course level the following details shall be submitted to and approved in writing by the Local Planning Authority:

- New accesses
- Upgrade of footpaths abutting site
- Associated street lighting
- Associated drainage
- Associated street furniture and signage

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

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

25. The development hereby permitted shall include no more than two dwellings.

Reason: More dwellings would result in a denser form of development which would adversely affect the character and appearance of the surrounding area.

26. Notwithstanding the details to be submitted pursuant to condition 2, the reserved matters layout must demonstrate compliance with the housing standards set out under Policy DM4.9 of the North Tyneside Local Plan (2017).

Reason: To demonstrate compliance with Policy DM4.9 of the North Tyneside Local Plan (2017).

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 Paragraph 38 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 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)

The site abuts adopted highway, if access to this highway is to be restricted during the works the applicant must contact Highway Network Management Team: streetworks@northtyneside.gov.uk (0191) 643 6131 to obtain a temporary footpath closure.

The applicant is advised that they will need to amend the original Section 38 Agreement and will be responsible for all associated costs including legal costs.



Application reference: 18/01097/OUT

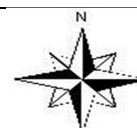
Location: Land Adjacent To 87 Sunholme Drive, Wallsend, Tyne And Wear

Proposal: Outline permission for the erection of 2no detached 3 bedroom houses with garage and additional parking for 2no cars each

Not to scale

Date: 20.09.2018

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Appendix 1 – 18/01097/OUT
Item 1

Consultations/representations

1.0 Internal Consultees

1.1 Highways Network Manager

1.2 Whilst all matters are reserved, an indicative layout has been provided and the site will be accessed direct from Sunholme Drive and an appropriate level of parking is proposed. There is an adopted footpath running through the site which will need to be retained and as such the reserved matters application will need to reflect this. Conditional approval is recommended.

1.3 Recommendation - Conditional Approval

1.4 The applicant will be required to enter into an appropriate Legal Agreement for the following works:

New accesses

Upgrade of footpaths abutting site

Associated street lighting

Associated drainage

Associated street furniture & signage

1.5 Conditions:

ACC08 - New Access: Access before Devel (OUT)

PAR03 - Veh: Parking, Garaging, Loading (OUT)

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT05 - Construction Management

No development shall commence until a detailed parking layout designed in accordance with LDD12 for both private and visitor parking bays 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 scheme for the provision of secure undercover cycle storage for residential use 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: To comply with the Council's policy on cycle storage regarding residential dwellings.

No development shall commence until a 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 interests of highway safety.

Notwithstanding the details submitted, the reserved matters layout shall be set to the north of the existing footpath running in an east-west direction across the site and there shall be no encroachment at any time onto this path.

Reason: In the interests of pedestrian access.

1.6 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 dvlpt

The site abuts adopted highway, if access to this highway is to be restricted during the works the applicant must contact Highway Network Management Team: streetworks@northtyneside.gov.uk (0191) 643 6131 to obtain a temporary footpath closure.

The applicant is advised that they will need to amend the original Section 38 Agreement and will be responsible for all associated costs including legal costs.

1.7 Local Lead Flood Authority (LLFA)

1.8 As the development is proposed on an area of existing hardstand there will be very little increase to the current flood risk in the area as the development will incorporate drainage which will capture and control the surface water which falls within the site. The applicant is advised to consider the risk of flooding from the adjacent watercourse and install mitigation measures to their design in order to reduce the risk of fluvial flooding to the proposed properties. Conditional approval is recommended.

1.9 Recommendation - Conditional Approval

1.10 Conditions:

No development shall commence until details of a surface water management scheme have been submitted to and approved by in writing the Local Planning Authority. This scheme shall include details of mitigation measures to reduce the risk of fluvial flooding and thereafter implemented and retained in accordance with the approved details and before the development is occupied.

Reason: In the interests of surface water management.

No development shall commence until a scheme & methodology for pollution control during the construction period 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 and retained for the entire duration of the construction period.

Reason: In the interests of surface water management

1.11 Manager for Environmental Health (Pollution)

1.12 I have no objection in principle to this development but would recommend hours of construction and dust mitigation during construction.

HOU04

SIT03

1.13 Landscape Architect

1.14 The application site comprises of a rectangular compartment of land, formerly designated as a play area and consists of a flat and open-aspect tarmac area with grassed elements containing it; access is available immediately to its western side from Sunholme Drive.

1.15 The immediate and wider context of the adjoining areas include residential housing, to the north, west and south, set within a discrete streetscape, containing occasional grassed areas, with solitary trees positioned within private garden areas. The eastern fringe of the proposed site borders a narrow landscaped strip of mature native planting, formed by an adjacent circulatory countryside path. The path skirts the woodland edge fringe and also marks the beginning of a woodland landscape, which overlays the ascending landform of the Rising Sun Countryside Park.

1.16 Because of its rising landform, the adjacent woodland forms a significant visual grouping as a result of its close proximity, but which also contributes to the landscape amenity value of the immediate area. The trees are also visible from many viewpoints and streets in and around the immediate and wider vicinity.

1.17 The existing plot is not located within any areas of designated green space (as designated under the North Tyneside Local Plan) nor is it located within a wildlife corridor although land directly to the east and north is designated open space/wildlife corridor. The site contains no landscape features however, there are significant areas of woodland and associated important habitats immediately adjacent to the site and consideration should be given to their protection and the proximity of the development in relation to its influence on these environmental assets.

1.18 Suggested conditions:

No development shall commence on site until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree and shrub planting, and ground preparation noting the species and sizes for all new planting. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. There should be no damage to the adjacent land to the east of the site.

The contractors construction method statement relating to traffic management/site compounds/contractor access must be submitted in writing and approved by the Local Planning Authority and include tree protection measures

for the trees to be retained on adjacent land if considered necessary. Any tree protection required should be maintained for the duration of the works. No construction works, cabins, plant or storage or any other operation associated with the construction of the garages or boundary fence should be undertaken on adjacent land to the east of the development site.

All construction works and tree protection is to conform with (see BS5837: 2012 Trees in Relation to Construction-Recommendations) in relation to protection of existing boundary trees and shrubs.

No utilities or drainage should be located within the root protection areas of retained trees on site or on adjacent land. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007).

1.19 Biodiversity Officer

1.20 The above site is located south and east of Sunholme Drive in Wallsend with the Rising Sun Country Park (RSCP) to the east, residential housing to the south and west and new residential housing currently being built to the north.

1.21 The site itself consists mainly of hard standing and amenity grassland. To the eastern boundary of the site, there is some scrub and tree planting, a small stream and a footpath which run north-south along the eastern boundary with the RSCP beyond the footpath. The site is not currently designated, however, the Rising Sun Country Park to the east is a designated Local Wildlife Site (LWS) and the area to the east is within a wildlife corridor.

1.22 The scheme should provide some native landscape screening along the eastern boundary to create a buffer between the housing and the adjacent footpath/stream and to enhance the site for biodiversity. A mixed native hedge or some small native trees/shrubs would be recommended. In addition, appropriate pollution control measures must be in place during construction works to ensure there are no adverse impacts to the adjacent stream or to the Rising Sun Country Park.

1.23 Conditions

A detailed landscape plan must be submitted to the Local Authority for approval prior to development commencing. This should include native planting along the eastern boundary of the site.

Any trees adjacent to the site must be adequately protected in line with appropriate tree protection measures.

A Construction Method Statement/Pollution Control Plan must be submitted to the Local Authority for approval prior to development commencing.

Details of drainage must be submitted to the Local Authority for approval prior to development commencing.

1.24 Contaminated Land Officer

1.25 The lies within 250m of an area of known former mining and has a proposed sensitive end use. The following must be attached to the application:

Con 001

Gas 006

2.0 Representations

2.1 Eight objections have been received. The objections received are set out below:

- Inadequate parking provision.
- Loss of residential amenity.
- Nuisance: disturbance, dust, dirt.
- Poor/unsuitable vehicular access.
- Adverse effect on wildlife.
- Affect character of conservation area
- Impact on landscape.
- Inappropriate design.
- Inappropriate in special landscape area.
- Loss of privacy.
- Loss of visual amenity.
- Not in accordance with development plan.
- Out of keeping with surroundings.
- Pollution of watercourse.
- Poor traffic/pedestrian safety.
- Will result in visual intrusion.
- Sunholme is a well established area where development is already taking place. Adding to that on the proposed site, would overwhelm it further.
- Affordable housing is already being provided on East Benton Rise so I question the need for more housing in such a small area that would affect the character of the neighbourhood and the visual impact on the street.
- High level of disruption and noise in close proximity to my home.
- The boundary ends less than 2ft from my front door. Building in such close proximity would restrict access to my home a long a narrow footpath that is already obstructed by steps and impact on my privacy and being overlooked.
- It will restrict access to my property, including wheelie bin access, shopping trolley, wheelchair access, delivery of furniture, emergency services access and pushchairs as well as restrict access for visitors including my grandchildren and elderly parents who are not mobile.
- Warned that the green field to the north could be built on in the future. This has recently happened. They did not inform us that the children's play area 50 yards from our home would be built on. If this is to happen we would move and expect to be compensated.
- Proposal point 3 (Description): this section of Sunholme Drive (the side opposite the proposed site and to the left of the site) is regularly fully used for car parking by current residents. Although the proposal states provision for 2 cars each in addition to the garages will be available on the land, rather than the road, I'm not convinced potential owners would always use the drive space (which I think could be limited due to the overall space available), therefore, impacting on current parking/access.
- Proposal point 5 (Assessment of flood risk): the application has been completed

answering 'no' to there being a watercourse within 20 m of the proposed houses, but there is a stream running within approx. 2-3 m as per the block of flats already on that side and end houses of the rows further along, in Sunholme Drive and Hotspur Road.

-Proposal point 14 (Existing use): this space has been used on and off as a play area for young children. Being flat and tarmac surface, they can learn/practice riding bikes/scooters etc. The other open areas tend to be grassed and have a small rise, so not suitable.

-Visual intrusion: this may be an issue for the owners of the flats immediately next to the proposed houses.

-Poor/unsuitable vehicular access and nuisance: my comments on these points refer to the access for the building contractors rather than potential owners of the proposed houses. The proposed site is at the back of the estate, which means that site traffic will have to make its way through from Hotspur Road, either through Exeter Road, then Sunholme Drive, or via Sydney Grove and then round to Sunholme Drive, so most of the estate will be affected by this.

-The proposed housing will overlook the whole side of my property, leading to a loss of privacy, and will impact on the peaceful enjoyment of my home.

-The building will be visually overbearing, it is an inappropriate design for this part of Sunholme Drive, which consist mostly of uniform houses, as well as blocking the view of the Rising Sun Country Park.

-Parking will be adjacent to my home and cause more pollution and dust all times of day and night, currently there are many issues with people parking on the side of the roads around this cul-de-sac, making access difficult, there are garages that nobody uses and I suspect the same will be said of the new developments, I have often had to assist an older lady who is unable to continue down Sunholme Drive in her mobility scooter as people are parking up on the pavements.

-Sunholme Drive is already congested from people who currently reside in this area, this additional addition of more traffic and parking will create a hazard for the children who live here, the land adjacent to 87 Sunholme Drive is the only piece of land around the area for children to play on

-Building on this land will also disturb the rich selection of wildlife that use it, there are foxes, rabbits, and many, many birds who also use this land.

-I currently rent this property and will be forced to move and potentially move my daughters school mid year in order to avoid the disturbance and nuisance this will cause should permission be granted.

-Having spoken to other residents, many of whom are in their 70's and 80's and have lived in the street since their houses were new, we have major concerns regarding the planning application in question.

-Flooding concerns.

-I have been told that I cannot erect a fence taller than 2ft to enclose the corner of land I own, due to a written clause in the plans of the estate stating that every corner of land is to be kept as open space. The plans that have been submitted appear to include a mound of grassed land which surely also has to be kept as open space.

-There are a lot of cars that have to park on the road opposite where the new houses could be, it is possible that they will park on the pavement, restricting access for pedestrians and wheelchairs as well as making our land a potential thoroughfare.

- The view from my front door and window upstairs would be completely blocked. Building two properties in front of my front door and window will completely block out any view or sunlight I had in the past.
- The ability to rent out my property will be hindered. Tenants will not want to live next to a building site nor have a structure in front of their face as they walk in and out of the front door. This will impact my ability to bring in rent and pay my mortgage as required.
- The value of my property can only be affected in a negative way over the coming years by this. At present, anyone who views or visits the property speaks of its tranquillity, space and scenery around the property. If you build these properties next to my property on this land all of that will be impacted and will be gone in certain circumstances.
- We are currently putting up with building behind our home, this causes noise pollution extreme dust pollution both inside and out of our home. If more houses are built this will impact on parking in street from the building wagons the builders vehicles and delivery lorries. It will also cause more noise pollution more dust pollution which I feel is unacceptable, we have lost our open view to the rear now you want us to lose our open view to the front.
- Point 5 on the application form: There was flooding in 2012 from the stream which lies behind my property. It resulted in some of the houses opposite me being flooded. The stream is well within 20 yards of the rear of my property and proposed properties.
- Point 14 on the application form: At present local children use it as a play area. This has been the situation since I moved here in 2012. I was never aware at any point that this may be sold for re-development.
- Potential safety risk as it could impede emergency services in accessing my property and create a dark space, particularly as this would mean removal of the lamp post situated outside my home.

3.0 External Consultees

3.1 The Coal Authority

3.2 The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

3.3 In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

3.4 Newcastle International Airport

3.5 The proposal has been assessed by the Aerodrome Safeguarding Team and given its location and modest nature it is not considered that the proposal would result in any detriment to the safe operations of the Airport. NIA would not therefore offer any objection to this application.

3.7 Northumbrian Water

3.8 In making our response to the local planning authority Northumbrian Water will 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.

3.9 Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.