

MINOR UPDATE

Application No:	DC/17/01267/FUL
Site:	Land North Of Gullane Close Bill Quay Gateshead
Proposal:	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).
Ward:	Pelaw And Heworth
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update

Further consultation response received, further representations received, amendment to agenda wording and additional conditions proposed.

Additional Consultee Response

South Tyneside Council Previous consultation response reiterated.

Object to the proposal based upon the severe adverse impact on the actual and potential movement of wildlife through the designated wildlife corridor effecting biodiversity within and beyond South Tyneside.

STC also raise comments in regard to parking and SuDS.

Additional Representations

A further 40 individual letters of objection have been received, including a supplementary objection from a Ward Councillor (Councillor Ian Patterson). Councillor Patterson's objection is summarised as follows;

- The relocation of the SuDS feature would be detrimental to the residential amenity of properties on Marian Drive and;
- The amendment would result in an increased level of parking availability in the extended Gullane Close.

The additional objections raised within the remaining objections are summarised as follows;

- The area proposed route for the drainage is proposed to be in an area which has a history of sink holes;
- The proposed pond would result in a safety issue for children;

- The application site and adjacent gardens becomes waterlogged during wet weather;
- The proposal would impact on back gardens of existing properties;
- The proposed layout would result in issues for vehicles leaving driveways and;
- Any site compound would have an unacceptable impact on the wider area.

In addition to the above, a petition of 499 signatures objecting to the proposal has been received. The additional objections received are summarised as follows;

- Council Officers should act in community interest and not pander to big business;
- The proposal would impact upon horses in the area;
- Too many properties would be served via a single access;
- The proposal would result in the loss of an area used by residents;
- The building stage would impact on residents;
- Those living close to the proposal would need to give up land;
- The proposal would disrupt business and;
- The proposal would result in a loss of view.

All materials considerations raised have been fully considered within the main agenda.

Amendment to Main Agenda

Further to paragraph 3.5 of the main agenda, it has been confirmed that the letter received from Stephen Hepburn MP should be read as an objection and not as representing the views of a constituent (as suggested in the agenda).

Additional Conditions

Further to the Transport Issues section of the main agenda (paragraphs 5.42 – 5.56) it is considered necessary be officers to include additional conditions pertaining to;

- The final design of the proposed turning head (conditions 47 and 48) and;
- The final location and number of the proposed visitor parking bays within the site (conditions 49 and 50).

The officer recommendation to committee remains unchanged in all other regards.

SEE MAIN AGENDA FOR OFFICERS REPORT.