

TITLE OF REPORT: Planning and Development Committee site visit in advance of the meeting on 21 November 2018

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

Purpose of the Report

1. To inform members of a planning application which is scheduled to be reported to Planning and Development Committee on 21 November 2018 and to request members to decide if they wish to visit the site (15 November 2018) in advance of that meeting.

Application Reference DC/17/00170/FUL (Land To The South Of Whickham Highway)

Hybrid application seeking detailed approval for 352 dwellings (C3 use) inclusive of 32ha of ecological habitat creation, new Park and Ride facility and associated open spaces, drainage and highways infrastructure and partial diversion of Public Right of Way number WH66/2 through public open space and Outline approval for up to 230 dwellings (C3 use) across 8.2ha with associated landscaping, highways and drainage infrastructure all matters reserved with the exception of access (for the avoidance of doubt, access meaning to the site not within the site) (additional information received 08/05/17, 09/08/17, 21/03/18, 18/04/18 08/05/18, 13/08/18 and 22/10/18 and amended 27/07/17, 19/02/18, 07/09/18, 17/09/18 and 18/10/18).

2. The above application was received and made valid on 23 March 2017.

Prior to submission, the applicant undertook public consultation by way of a public exhibition at Whickham Library from 3-6:30pm on 23 May 2016 and at Lobley Hill Community Centre from 3-7pm on 24 May 2016.

Following the first stage of consultation, amendments were made to the proposals and a pre-application presentation of the final scheme was given to Planning and Development Committee on 4 January 2017. Following the committee presentation, a feedback session held at Lobley Hill Library on Monday 9 January 2017.

Following receipt of the application, the Local Planning Authority also notified local residents to give them the opportunity to make representations on the application. A total of 201 properties in the surrounding area have been notified about the application. In addition, 7 site notices were erected on the site and in its vicinity on 19 April 2017. 4 May 2017 and again on 7 March 2018. This was to coincide with the publication of notices of the planning application in The Journal newspaper the same day.

As of 22 October 2018, there have been a total of 2 Ward Member objections, 46 letters of objection received from a total of 33 individuals and five letters of support, with three being from the same individual. The objections include concerns over the increase in traffic and highway safety, the loss of public open space, residential amenity, flooding, impact on trees and hedgerows, impact on ecology. The letters of support favour the provision of new housing.

The application site was formerly located in the Green Belt. As part of the proposals in the Council's adopted Core Strategy and Urban Core Plan (CSUCP) the site has been removed from the Green Belt and is now allocated for approximately 530 homes.

The current hybrid application proposes the erection of 352 homes in full and 230 in outline, three new vehicular accesses off Whickham Highway to serve the development and the installation of landscaping and sustainable urban drainage systems (SuDS). The application also proposes the retention of a Public Right of Way footpath which run across the site.

3. Officers consider that it would be beneficial for members to view the new site prior to making a determination.

Recommendations

4. It is recommended that the Committee
 - (i) Resolve whether or not to visit the above site in advance of the meeting on 21 November 2018.

Contact: Lois Lovely - extension 2317

1. FINANCIAL IMPLICATIONS

Nil

2. RISK MANAGEMENT IMPLICATIONS

Nil.

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil.

7. HUMAN RIGHTS IMPLICATIONS

Nil.

8. WARD IMPLICATIONS

Whickham South and Sunnside and Lobley Hill and Bensham

9. BACKGROUND INFORMATION

Nil