

**TITLE OF REPORT:** Planning and Development Committee site visit in advance of the meeting on 12 December 2018

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

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### **Purpose of the Report**

1. To inform members of a planning application which is scheduled to be reported to Planning and Development Committee on 12 December 2018 and to request members to decide if they wish to visit the site (6 December 2018) in advance of that meeting.

**Application Reference DC/16/00698/OUT (Former Wardley Colliery/Former JW Coats and Sons Ltd, Wardley Lane, Felling, Gateshead)**

**Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).**

2. The above application was received and made valid on 13<sup>th</sup> July 2016.

Prior to submission, the applicant undertook public consultation by way of a flyer drop in the local area and subsequently a public drop-in session was held at Priory Court, Manor Gardens, Wardley on 9<sup>th</sup> June 2016.

Following receipt of the application the Local Planning Authority also notified a total of 63 local residents by letter to give them the opportunity to make representations on the application and 3 site notices were displayed around the site. The development was also advertised in the press. On the back of this a letter of support from Ward members Stuart and Linda Green was received, as well as one letter of objection and one letter of support from local residents.

The application was reported to Planning and Development Committee on 25<sup>th</sup> January 2017 and was deferred for a site visit. The site visit took place on 9<sup>th</sup> February 2017 prior to the application being debated at Committee on 15<sup>th</sup> February 2017. At this meeting, the decision was taken to defer the application to allow further discussions between the applicant and the Local Planning Authority (LPA) in respect of Green Belt, ecology and the other key issues highlighted in the officer report.

Following extensive discussions with the applicant further information was submitted to the LPA on 7<sup>th</sup> February 2018, which included reducing the total possible number of houses down from 155 to 144 and further information in respect

of Green Belt impact, Ecological impacts, viability, drainage, access and landscape. The LPA issued further neighbour notification letters to local residents on 9<sup>th</sup> February 2018 and a total of 6 letters of support were received and a further letter neither supporting nor objecting.

Separate from the LPA's neighbour notification process the landowners undertook their own public consultation process, which took the form of letter drops and door knocking. This resulted in a total of 140 individual letters of support, all individually signed, being received in one bundle by the LPA on Friday 20<sup>th</sup> April 2018.

Further additional information was received on 29<sup>th</sup> May 2018 and an amended Transport Assessment (TA) was received on 10<sup>th</sup> September 2018 to bring it up to date, given the length of time that has elapsed since the previous TA was undertaken.

3. The application site is previously developed land within Green Belt land that forms the strategic gap between Wardley and Hebburn and hence prevents Gateshead from merging with South Tyneside.

The current outline application proposes the erection of no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works.

4. Officers consider that it would be beneficial for members to view the site prior to making a determination, given the length of time that has elapsed since the previous site visit and changes to Committee membership.

## **Recommendations**

4. It is recommended that the Committee
  - (i) Resolve whether or not to visit the above site in advance of the meeting on 12 December 2018.

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Contact: Andrew Softley - extension 2743

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**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**

Wardley and Leam Lane

**9. BACKGROUND INFORMATION**

Nil