

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/16/01207/OUT</b>
<b>Site:</b>	<b>West Farm Kibblesworth Bank Kibblesworth NE11 0JB</b>
<b>Proposal:</b>	<b>Outline application for the development of land to north and south of Kibblesworth Bank for up to 225 dwellings including associated infrastructure, open space and SuDS and the demolition of farm buildings and commercial properties with all matters reserved (amended 16/07/18 and additional information received 30/11/18).</b>
<b>Ward:</b>	<b>Lamesley</b>
<b>Recommendation:</b>	<b>Grant subject to S106</b>
<b>Application Type</b>	<b>Outline Application</b>

**Reason for Minor Update**

**Further representations made**

**32 name petition has been received objecting to the proposal on the grounds of:**

- **Additional noise**
- **Disturbance**
- **Loss of natural light**
- **Out of character with street scene**
- **Overdevelopment**
- **Concern over health issues**
- **Increase of traffic**
- **Out of character with conservation area**
- **Overbearing**
- **Traffic or highways.**

**51 further representations have been received. The concerns raised additional to those reported in the main report are:**

**Road too narrow for buses**

**Open cast had to use alternative road to Kibblesworth Bank**

**Limit HGVs to off peak times**

**Mud on the road from construction vehicles**

**Pest control on farm buildings needed before demolition starts**

**Concerns about Asbestosis from demolition of farm buildings**

**Water discolouration**

**The existing 20MPH traffic calming does little to slow traffic**

**Following demolition of old coop building must not be used as access to site**

**Should be a relief road to development**

**Where will construction workers park? Want assurance they will not park on main road**

**How will church cope with a funeral when HGVs going past – the road is not wide enough**

**The test drilling missed the main opencast site above Grange Estate**

**Impact on National Wildlife corridor**

**No financial benefits to Millennium Centre or school**

**Signalisation will hold traffic out of peak hours – part time signals may be more suitable**

**Cumulative impact of developments in Whickham and Stanley**

**Property values will decrease**

**Will probably end up being rented**

**225 dwellings will damage appeal of village**

**Prices too high for villagers who want to upgrade from 2 to 4 beds**

**Financial gain for developer, farmer and Council**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**