

ADDENDUM 14.02.19

Item No: 5.2

Application No: 18/01655/FUL Author : Amelia Robson

Date valid: 29 November 2018 ☎: 0191 643 6339

Target decision date: 28 February 2019 Ward: Collingwood

Application type: full planning application

Location: The Cedars Resource Centre Morwick Road North Shields Tyne And Wear NE29 8JB

Proposal: Construction of 12no. two and three bedroom houses at the site of the former Cedars Resource Centre with existing access/single lane carriageway from Morwick Road

Applicant: North Tyneside Council, Miss Sharon Mackay Quadrant (Property Services Team) The Silverlink North Cobalt Business Park Cobalt Business Park NE27 0BY UK

RECOMMENDATION: Minded to grant PP to HoD

Officer comments

The applicant has submitted amended plans in order to comply with policy DM4.9 (Housing Standards) of the Local Plan. This policy amongst other matters seeks to ensure that 10% of new affordable housing is wheelchair user housing. The applicant has amended the terrace of plots 1, 2 and 3, rather than plot being set in front of pots 1 and 3 the terrace would all have the same building line. Plot 3 would be the wheelchair user housing. This would be a minimal change and would not adversely affect the character and appearance of the site or its surroundings.

The other change would be to the bridleway diversion towards the southern end of the site. A dropped kerb would be provided and the splay to the path would be reduced where it meets the existing bridleway on the advice of the Council's Public Rights of Way Officer.

It is recommended that condition 1 is amended to take account of the amended plans as follows;

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

- Application Form, 29.11.2018
- Location plan, Ref: 3174(B)02, Rev: A, 16.07.2018
- **Revised Proposed Layout Plan, Ref: NTC18-001-103 Rev B, 14.11.2018**
- Proposed 2 Bedroom House GA Plans, Ref: NTC18-001-109, 07.02.2019
- Proposed 3 Bedroom House GA Plans, Ref: NTC18-001-110, 07.02.2019
- **Wheelchair Accessible House Type 2B4P, Ref: NTC18/001-111, 12.02.2019**
- Affordable Housing Statement, Ref: NTC18-001-108, November 2018
- Design and Access Statement, Ref: NTC2018-001-107, November 2018
- Planning Statement, Ref: NTC2018-001-106, November 2018
- Phase 1 Geoenvironmental Desk Study, June 2018
- Appendix 5 - Groundsure Report, Ref: CMAPS-CM-708855-15691-010518EDR, 1.05.2018
- Preliminary Ecological Appraisal, May 2018
- Coal Mining Risk Assessment, Ref: 1272R002i2 FINAL, October 2018
- Drainage Construction Details Sheet 1, Ref: 02, Rev: P1
- Drainage Construction Details Sheet 2, Ref: 03, Rev: P1
- Drainage Construction Details Sheet 3, Ref: 04, Rev: P1
- Proposed Drainage Strategy, Ref: 01, Rev: P1
- Topographic Survey, Ref: 1544200.dwg, Rev: A, April 2018
- Arboricultural Tree Constraints Plan, Ref: ATCP, 01.05.2018
- Arboricultural Tree Constraints Assessment, 03.05.2018

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