

ADDENDUM 2 – 18.12.2018

Item No: 3

Application No:	18/01555/OUT	Author :	Maxine Ingram
Date valid:	5 November 2018	☎:	0191 643 6322
Target decision date:	31 December 2018	Ward:	Northumberland

Application type: outline planning application

Location: Land Adjacent To 87 Sunholme Drive Wallsend Tyne And Wear

Proposal: Single detached 3 bed house with garage and onsite parking. Resubmission

Applicant: Shenstone Properties, PO BOX 31 Lichfield Staffs WS13 7TF

Agent: John Coxon And Associates, Mr John Coxon Minster Pool Cottage
Minster Pool Walk Off Dam Street Lichfield WS13 6AE

RECOMMENDATION: Application Permitted

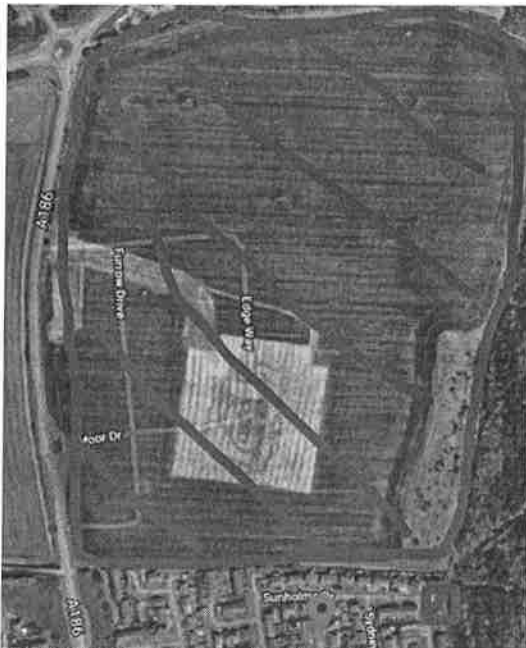
Objection from Councillor Newman

I am unable to attend the committee to speak in person due to work commitments but I would like to write to you all to outline my objections and the objections of the residents I represent to this development taking place. Our objections are based on three areas, the change in use would be detrimental to the residents quality of life, the lack of adequate space to store

material during the construction phase and also the need for such a development and I will take each one in turn.

Firstly the residents for a number of years have used the land for recreational activities. We should not and cannot underestimate the benefits of small fields on housing estates, from providing a safe space to play football to combating depression and climate change these urban green fields are essential to our resident's health and wellbeing. There have been many studies that have revealed the benefits of urban green fields such as A brief guide to the benefits of urban green spaces published by leads university. A brief guide to the benefits of urban green spaces is a joint publication from the Leeds Ecosystem, Atmosphere and Forest (LEAF) centre, the United Bank of Carbon (UBoC), and the Sustainable Cities Group at the University of Leeds, with contributions from Catherine Mercer, Catherine Scott, Kirsty Pringle, Martin Dallimer and Dominick Spracklen. We gratefully acknowledge funding from the Natural Environment Research Council (NERC) and UBoC. This publication is accessible via the following link http://leaf.leeds.ac.uk/wp-content/uploads/2015/10/LEAF_benefits_of_urban_green_space_2015_upd.pdf. While it primarily deals with Large parks and spaces the same arguments can be applied to smaller green spaces within urban areas.

The research conducted revealed that urban green spaces have a range of both mental and physical health benefits and while we are talking about one small field its importance to the residents cannot be underestimated especially when we consider that large amounts of open space that where once available to the residents in the immediate vicinity of this development have been lost due to the large development by persimmons directly to the north of this development (please see below picture).



ADDEND Committee Addendum Report

This picture is an aerial photo of Sunholm drive and the fields directly to the north, the red boxes represent developments, the large field highlight is the persimmons development that is approx 1/3 completed and represents a significant loss of green land. As I said above the health benefits of small green fields can be significant but retaining it is even more important when viewed in conjunction with the large persimmons development.

Secondly as all the plans show there is a small field that the developer wishes to turn into a small house and it is next to some small residential roads. The build would require a large amount of

stores and equipment. Where are these to be located? There is limited parking in the street and if we allow this development to take place then during its development phase not only do I think that it will cause untold misery on the residents as stores and equipment would block parking and would generally make life more difficult to all who live there, I believe the limited space to store material and equipment would be dangerous as it could block access for emergency services attending incidents just south of the proposed development so for the safety of the residents who live in sunholm drive south of the development I feel the committee should reject the application.

Lastly I question the need for such a development. I have already discussed the large development in the fields just north of this site, however there is another large development that will soon start on the land west of station road and just a few streets away there was a smaller development of just over 100 homes on the former school site next to jubilee primary school on Mullen road, this was completed last year. There has been significant house building in the recent years, there is currently a large development that is approx 1/3 complete and very soon there is large development to start on the land west of station road. I therefore question the need for this development.

I would like to finish by stating that in conversations with the residents in this area I have yet to find a single person in support of this application, I would therefore ask that for the reason above and for the sake of the residents I represent that the committee reject this application

One further letter of objection has been received.

- Adverse effect on wildlife
- Affect character of conservation area
- Impact on landscape
- Inadequate drainage
- Inadequate parking provision
- Inappropriate design
- Letter or petition of support
- Loss of privacy
- Loss of residential amenity
- Loss of visual amenity
- Loss of/damage to trees
- Nuisance: disturbance, dust/dirt, fumes, noise
- Pollution of watercourse
- Poor traffic/pedestrian safety
- Poor/unsuitable vehicular access
- Traffic congestion
- Will result in visual intrusion
- We strongly object to any kind of building work and another bridge being built.
- If need be we will seek legal advice if the application is passed.

- The planning application states no area flooding. Our insurance premiums went up due to flooding in 2012.
- A new bridge. The one behind our property is an eyesore and attracts all age levels of kids who still have binge drinking parties, are threatening and use abusive language. Objects have been thrown at our property causing damage to windows etc. Police are already aware of this.
- The dividing fence to the stream has been vandalised already to create a shortcut across our property.
- Parking in the street is already a joke. Possible conflict will arise due to the increase in traffic.