



North Tyneside Council

Planning Committee

6 June 2022

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee to be held on Tuesday, 7 June 2022 I attach for your consideration addendums to the planning officer's reports in relation to the following items:

Agenda Item	Page
7. 20/01271/FUL, 2 Eastern Villas, Springfield Park, Forest Hall	3 - 4
To determine a full planning application from Springfield Park Holdings SPV1 Ltd for change of use of a vacant former care home to provide 12 no. residential apartments with associated parking, landscaping and other associated infrastructure (Amended description and amended plans received 09.12.2021)	
8. 19/01085/REM, Land West of Station Road North and Land South of East Benton Farm Cottages, Wallsend	5 - 6
To determine a reserved matters application from Persimmon Homes (NE) Newcastle Ltd for the submission of details of appearance, landscaping, layout and scale in respect of erection of 66 dwellings, garages, car parking together with associated boundary treatment and infrastructure pursuant to hybrid application 16/01885/FUL.	

Circulation overleaf ...

Members of the Planning Committee:

Councillor Ken Barrie
Councillor Muriel Green
Councillor John Hunter
Councillor Tommy Mulvenna
Councillor Paul Richardson (Deputy Chair)
Councillor Jane Shaw

Councillor Julie Cruddas
Councillor Margaret Hall
Councillor Chris Johnston
Councillor John O'Shea
Councillor Willie Samuel (Chair)

ADDENDUM 1 – 01.06.2022

Application No: 20/01271/FUL Author: Maxine Ingram
Date valid: 11 September 2020 ☎: 0191 643 6322
Target decision date: 11 December 2020 Ward: Benton

Application type: full planning application

Location: 2 Eastern Villas Springfield Park Forest Hall NEWCASTLE UPON TYNE NE12 9AE

Proposal: Change of use of a vacant former care home to provide 12 no. residential apartments with associated parking, landscaping and other associated infrastructure (Amended description and amended plans received 09.12.2021)

Applicant: Springfield Park Holdings SPV1 Ltd, 27 The Oval Newcastle Upon Tyne

Agent: Savills UK Ltd, Shaun Cuggy 71 Grey Street Newcastle Upon Tyne NE1 6EF

RECOMMENDATION: Minded to grant legal agreement req.

It is proposed to amend conditions 6 and 11 to compliance conditions:

Condition 6: Notwithstanding the Condition 1, the scheme for the provision of and storage of refuse, recycling and garden waste bins shall be laid out in accordance with the submitted Proposed Site Plan Dwg No. P-10.02 Rev F prior to the occupation of any dwelling. These storage areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Condition 11: The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment (September 2020), the Arboricultural Method Statement (November 2020), Tree Protection Plan, BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', cross sections 1341-HAM SK-10.05 Rev A and 1341-HAM SK-10.04 Rev X and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: To ensure existing landscape features to be retained are protected during construction having regard to Policies DM6.1 and DM5.9 of the North Tyneside Local Plan (2017).

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ADDENDUM 1 – 01.06.2022

Application No:	19/01085/REM	Author:	Maxine Ingram
Date valid:	8 August 2019	☎:	0191 643 6322
Target decision date:	7 November 2019	Ward:	Northumberland

Application type: approval of reserved matters

Location: Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend Tyne And Wear

Proposal: Reserved matters application for the submission of details of appearance, landscaping, layout and scale in respect of erection of 66 dwellings, garages, car parking together with associated boundary treatment and infrastructure pursuant to hybrid application 16/01885/FUL (amended plans 28.11.2019)

Applicant: Persimmon Homes (NE), FAO Miss Nicola Reed 2 Esh Plaza Sir Bobby Robson Way Great Park Newcastle Upon Tyne NE13 9BA

RECOMMENDATION: Application Permitted

It is proposed to delete conditions 2 (hours of construction), 4 (construction method statement), 5 (wheel washing) as these conditions are already imposed on the original grant of planning permission. Therefore, it is not considered necessary to repeat these conditions.

Current condition 3 has been amended to ensure the wording is applicable to this part of Phase 2:

Prior to the occupation of any dwelling hereby approved, a ventilation scheme for habitable rooms must be submitted for approval in writing and thereafter implemented to ensure an appropriate standard of ventilation that meets as a minimum System 3 of Table 5.2 of Approved Document F. Mechanical ventilation, with an extract vent in each habitable room, must be provided as a minimum for properties located to the northwestern boundary of the site adjacent to the scrap yard or an appropriate alternative source of ventilation that does not compromise the noise levels. For other properties, an alternative passive acoustic ventilation will be considered adequate. The ventilation to meet the requirements of Building Regulations with windows closed. Thereafter, these agreed details shall be implemented prior to the occupation of each dwelling and shall be permanently maintained and retained.

Reason: In order to protect the amenity of future occupants from undue noise and disturbance having regard to Policy DM5.19 of the North Tyneside Local Plan (2017).

The conditions will be re-numbered.

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