



North Tyneside Council

Planning Committee

5 April 2023

Dear Councillor,

With reference to the agenda previously circulated for the meeting of the Planning Committee to be held on **Tuesday, 11 April 2023** I attach for your consideration supplementary papers in relation to the following items:

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6. 22/00885/FUL, Moorlands, Murton Lane, Murton	3 - 4
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To determine a full planning application from Northumbria Homes Ltd for the demolition of existing dwelling house and construction of 7No. new dwellings.

Please also note that speaking rights have been granted to:

- Councillor Olly Scargill, Collingwood Ward Councillor
- Tom Gibbons, IDPartnership, on behalf of the applicant.

Circulation overleaf ...

Members of the Planning Committee

Councillor Julie Cruddas
Councillor Margaret Hall
Councillor Chris Johnston
Councillor Tommy Mulvenna
Councillor Paul Richardson (Deputy Chair)
Councillor Jane Shaw

Councillor Muriel Green
Councillor John Hunter
Councillor Pam McIntyre
Councillor John O'Shea
Councillor Willie Samuel (Chair)

ADDENDUM 1 – 05.04.2023

Application No:	22/00885/FUL	Author	Maxine Ingram
Date valid:	24 May 2022	:	
Target decision date:	19 July 2022	☎:	0191 643 6322
		Ward:	Collingwood

Application type: full planning application

Location: Moorlands Murton Lane Murton NEWCASTLE UPON TYNE NE27 0LR

Proposal: Demolition of existing dwelling house and construction of 7No. new dwellings (additional information received 31.10.2022 and 01.11.2022)

Applicant: Northumbria Homes Ltd, Moorlands Murton Lane Murton
NEWCASTLE UPON TYNE NE27 0LR

Agent: IDPartnership Northern, Mrs Victoria Smith St Judes Barker Street
Shieldfield Newcastle Upon Tyne NE2 1AS

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Representations

1.1 Councillor Martin Rankin

1.2 Should Committee see fit to grant that a suitable timeframe, 3 months is given for demolition as a condition?

1.3 My concern would be that planning is granted but no development takes place given current economic environment. The property is in a shocking state now and so early demolition would be welcome.

1.4 Objection

1.5 One further objection has been received. The objection is set out below:

- Adverse effect on wildlife
- Impact on landscape
- Inappropriate design
- Out of keeping with surroundings
- Poor traffic/pedestrian safety
- Poor/unsuitable vehicular access
- Traffic congestion

The current vacant property is attracting vandalism, resulting in police being called to attend the property. 7 houses in terms of 2 cars per household or more, in my view would result in a dangerous traffic congestion of Murton lane, which has farm traffic, buses and cars, dog walkers and cyclists on an already busy and narrow country road. The building of 7 houses is not proportionate as a planning request 2-3 houses which are in keeping with the building design of the area is more appropriate and responsible. As a council you have a legal duty and social responsibility to listen to the people whom you serve. Also, the impact of lack of greenbelt areas on local wildlife would have a detrimental negative effect.

2.0 Condition 37 reworded

2.1 Conditions 37 to be reworded as follows to meet the necessary tests when imposing a planning condition and to ensure that the consent could be lawfully implemented, and pre-commencement conditions discharged:

Within three months of the consented development commencing the existing dwelling onsite shall be demolished. No demolition is to take place prior to Conditions 8 and 14 of this consent being discharged. All materials from the existing dwelling shall be cleared from the site following demolition in line with best practice.

Reason: To remove the existing building from site to improve the character and appearance of the immediate surrounding area having regard to Policy DM6.1 of the North Tyneside Local Plan (2017).