



North Tyneside Council

Planning Committee

Thursday, 14 December 2023

Tuesday, 19 December 2023 0.02 Chamber – Quadrant, The Silverlink North,
Cobalt Business Park, North Tyneside, NE27 0BY commencing at 4.00 pm.

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5. 20/01435/FUL Land at Killingworth Moor, Killingworth Lane, Killingworth, Newcastle upon Tyne	3 - 4

To determine a full planning application from Bellway Homes Ltd (North East) and Banks Property Ltd for the phased construction of 539 residential dwellings with means of access, landscaping, open space, sustainable drainage, public rights of way diversion and associated infrastructure (amended reports 03.05.23) (amended red line boundary and amended plans and reports 04.08.23)

Circulation overleaf ...

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Members of the Planning Committee

Councillor Willie Samuel (Chair)

Councillor Steve Cox

Councillor Tracy Hallway

Councillor Jim Montague

Councillor John O'Shea

Councillor Cath Davis

Councillor Julie Cruddas (Deputy Chair)

Councillor Ian Grayson

Councillor Chris Johnston

Councillor Pat Oliver

Councillor Matthew Thirlaway

ADDENDUM 14.12.23

Item No: 1

Application No:	20/01435/FULES	Author	Julie Lawson
Date valid:	2 October 2020	☎:	0191 643 6337
Target decision date:	22 January 2021	Ward:	Killingworth

Application type: Full application with Env Statement

Location: Land At Killingworth Moor Killingworth Lane Killingworth

Proposal: Full planning application for the phased construction of 539 residential dwellings with means of access, landscaping, open space, sustainable drainage, public rights of way diversion and associated infrastructure

Applicant: Bellway Homes Ltd (North East) And Banks Property Ltd, C/O Agent

Agent: Pegasus Group, Chris Martin Gainsborough House 34-40 Grey Street Newcastle NE1 6AE

RECOMMENDATION: Minded to grant legal agreement req.

Killingworth Village Residents' Association request for the following to be given to committee members:

After hearing our response, you will have noted that we have several questions that we would like answered by the developer and/or officers. We would be most grateful if you were able to ask these on our behalf.

1. Why are individual room sizes not shown on the uploaded house plans? These all need to be confirmed to ensure they conform with NDSS.
2. Why does a key environmental impact report rely on 6 year old data? A thorough new one must be carried out before any meaningful decisions can be made.
3. The Masterplan states that "Moorfield Drive will not be accessible for through-traffic from Phase 2 onwards." (p.33). Is this still the case? If so, what constitutes Phase 2 and what is its anticipated start date?

4. What specific measures will be taken to reduce traffic on Clousden Hill and West Lane?
5. The Transport chapter contains factual errors regarding width of footway and speed limits (section 13.18 of chapter 13, Transport and Accessibility – uploaded 20 Oct 2020). Have these inaccuracies informed the decision making process? How can we be sure other errors do not exist?
6. How will vehicles access the site during the construction phase and what routes will be permissible? How will local people be involved in these decisions and how will they be monitored?

National Highways

Following an agreement with the Council for the wording of the planning conditions, we recommend the following conditions are attached to any grant of planning consent:

1. Notwithstanding the details submitted in the Revised Phase 1 Framework Travel plan (April 2023) Travel Plan, no part of the development shall be occupied until a Full Travel Plan has been submitted to and approved by in writing the Local Planning Authority (in consultation with the Highways Authority for the A19). The Travel Plan Coordinator shall be appointed at least 3 months in advance of first occupation and the Travel Plan shall be monitored to a maximum of 5 years post occupation of final dwelling and will also include an undertaking to conduct annual travel surveys to monitor whether the Travel Plan targets are being met. Reason: To accord with DfT Circular 01/2022 and Council Policy concerning sustainable transport.
2. The Public Transport Strategy shall be implemented in accordance with the Phase 1 South PTS Summary Note and retained thereafter. Reason: To accord with DfT Circular 01/2022 and Council Policy concerning sustainable transport.