



North Tyneside Council

Planning Committee

Monday, 8 January 2024

Thursday, 11 January 2024 0.02 Chamber – Quadrant, The Silverlink North,
Cobalt Business Park, North Tyneside, NE27 0BY commencing at 4.00 pm.

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6. 19/01095/FULES Land off Killingworth Lane, Killingworth	3 – 6

Hybrid application comprising: Full planning permission for the change of use of agricultural land and development of 432 no. residential dwellings (including affordable housing), highway improvements and associated infrastructure and engineering works, creation of a new access from the A19 Interchange, SUDS, landscaping and open space, and other ancillary works. Outline planning permission with all matters reserved except access for the change of use of agricultural land and development of 118 no. residential dwellings (including affordable housing), residential development of High Farm with 6 no. new dwellings, associated infrastructure and engineering works, landscaping and open space, and other ancillary works.

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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

Item No: 2

Application No:	19/01095/FULES	Author	Julie Lawson
Date valid:	13 August 2019	:	
Target decision date:	3 December 2019	☎:	0191 643 6337
		Ward:	Killingworth

Application type: Full application with Env Statement

Location: Land Off Killingworth Lane Killingworth

Proposal: Hybrid application comprising: Full planning permission for the change of use of agricultural land and development of 432 no. residential dwellings (including affordable housing), highway improvements and associated infrastructure and engineering works, creation of a new access from the A19 Interchange, SUDS, landscaping and open space, and other ancillary works. Outline planning permission with all matters reserved except access for the change of use of agricultural land and development of 118 no. residential dwellings (including affordable housing), residential development of High Farm with 6 no. new dwellings, associated infrastructure and engineering works, landscaping and open space, and other ancillary works.

Applicant: Northumberland Estates, Mr Guy Munden Quayside House 110 Quayside Newcastle NE1 3DX United Kingdom

RECOMMENDATION: Minded to grant legal agreement req.

One further objection from an existing objector:

I submitted a rejection for this and strongly oppose the scheme, the area will be ruined, the Tyne Tunnel is already at breaking point during rush hour and queues are worse than when the Silverlink Roundabout was in operation, the extra traffic through an estate is ridiculous and the proposed route is near a children's play park! Also the wildlife will be effected and people's leisurely activities will be effected, hundreds of dog walkers use that area daily!

Extra housing is not needed as properties are now not selling on the Backworth Park development so additional will cripple potential future house sales!

If this development is allowed, I will be leaving North Tyneside and moving to another area!

Representation from Nexus

Myself and colleagues in our planning department have reviewed the documents and I can confirm we are happy with the offer of £846,072 for public transport.

Clarification

Paragraph 10.27 of the report refer to the properties as being two storeys in height. For clarification there is a house type which has a room in the roof served by a dormer window and rooflights (house type D).

Revised recommendation:

It is recommended that:

- a) *the Committee indicates that it is minded to grant the application; and*

- b) *the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission subject to:*
 - i) *the conditions set out in the planning officers report;*
 - ii) *the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development, and;*
 - iii) *completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution for the following:*

-Primary education £933,900

-Sports pitch £182,535

-Built sports £225,002

- Sustainable transport - £846,072

-Coastal Mitigation £83,956. This contribution complies with the requirements derived from the Coastal Mitigation SPD.

-Travel Plan Sum £154,568. This contribution complies with the requirements derived from the Transport and Highways SPD.

- £1,000 per year for 5 years for Travel Plan monitoring after final occupation in accordance with North Tyneside Travel Plan guidance.

iv) Members are requested to authorise the Head of Law and Monitoring Officer and the Director of Regeneration and Economic Development to undertake all necessary procedures (Section 278 Agreement) to secure the following highway improvement works:

Site Access South

Site Access North

Killingworth Way, Northgate & Greenhills

Killingworth & Way Station Road

Permission is also sought that the Head of Law and Monitoring Officer be authorised to undertake all necessary procedures to obtain the diversion & extinguishment of the existing rights of way & footpaths necessary to facilitate the development under Section 257 of the Town and Country Planning Act 1990

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