

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).