

Application No: 20/00241/FUL

Author: Rebecca Andison

Date valid: 27 March 2020

☎: 0191 643 6321

Target decision date: 22 May 2020

Ward: Cullercoats

Application type: full planning application

Location: 1A Preston Wood, North Shields, Tyne And Wear, NE30 3LT,

Proposal: One and a half storey, three bedroomed dwelling on land which is presently part of the applicants' garden

Applicant: Mr And Mrs Sample, 1A Preston Wood North Shields Tyne And Wear NE30 3LT

Agent: Alec Limited, FAO Mr Andy Laurie Unit 12 Rake House Farm Rake Lane North Shields Tyne And Wear NE29 8EQ

RECOMMENDATION:

Members are recommended to

- a) **indicate that they are minded to grant this application subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any other conditions considered necessary, and subject to the expiry of the consultation period on 10th June 2020; and**
- b) **grant delegated powers to the Head of Housing, Environment and Leisure to determine application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee, following the completion of the Section 106 Legal Agreement to secure a contribution of £337 towards a coastal mitigation strategy.**

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

1.1 The main issues for Members to consider are;

- Principle;
- Impact on the living conditions of surrounding occupiers, and whether the proposal would provide a sufficient residential living environment for future occupiers;
- Impact of the proposal on the character and appearance of the site and its surroundings;
- Whether there is sufficient car parking and access provided; and
- Impact on trees and biodiversity.

2.0 Description of the Site

2.1 The application relates to an existing residential dwelling on Preston Wood, North Shields. The property (No.1A) is located on land which was formerly the garden of 1 Preston Wood. Planning permission was granted to construct the new dwelling in 2014.

2.2 The site is located at the entrance to Preston Wood where it joins Cambo Place.

2.3 On the east side of 1A is a detached garage, garden and driveway, which is accessed from Cambo Place.

2.4 There are several mature trees within the site which are protected by the Hartburn Road TPO, 1979.

3.0 Description of the Proposed Development

3.1 Planning permission is sought to construct a 3-bedroom residential dwelling.

3.2 The dwelling would be located to the east of the existing property with vehicle access from Cambo Place. It is proposed to create a new access to the existing property from Preston Wood.

4.0 Relevant Planning History

1 Preston Wood:

15/01823/FUL: Variation of condition 1 of application 14/01241/FUL to increase height of approved dwelling by 35cm and change roof design from a hip to gable. Refused 27.01.2016

Appeal allowed

14/01241/FUL: Erection of 1no detached dwelling and detached garage (Re-submission of 14/00456/FUL)

Permitted 07.10.2014

14/00456/FUL: Erection of 1no dwellinghouse and drive with off street parking and garage

Withdrawn 08.05.2014

14/00455/FUL: Erection of 2no dormer bungalows including private drive (Re-submission 13/01250/FUL)

Withdrawn 08.05.2014

13/01250: Erection of 3no dwellinghouses with associated garages and parking. Alterations to existing access and provision of new associated access

Withdrawn 04.09.2013

5.0 Development Plan

5.1 North Tyneside Local Plan 2017

6.0 Government Policy

6.1 National Planning Policy Framework (February 2019)

6.2 Planning Practice Guidance (As amended)

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

7.0 Main Issues

7.1 The main issues for Members to consider in this case are:

- Principle;
- Impact on the living conditions of surrounding occupiers, and whether the proposal would provide a sufficient residential living environment for future occupiers;
- Impact of the proposal on the character and appearance of the site and its surroundings;
- Whether there is sufficient car parking and access provided; and
- Impact on trees and biodiversity.

7.2 Consultation responses and representations received as a result of the publicity given to this application are set out in an appendix to this report.

8.0 Principle of the Proposed Development

8.1 Paragraph 7 of NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

8.2 Paragraph 8 of NPPF states that a social objective is one of the three overarching objectives of the planning system and that amongst other matters it should seek to support a sufficient number and range of homes to meet present and future needs which support communities' health, social and cultural well-being.

8.3 Paragraph 11 of NPPF introduces a presumption in favour of sustainable development, which amongst other matters states that decision takers should approve development proposals that accord with an up-to-date development plan without delay.

8.4 Policy S1.2 of the Local Plan states that the wellbeing and health of communities will be maintained and improved by amongst other matters requiring development to create an age friendly, healthy and equitable living environment.

8.5 Policy DM1.3 states that the Council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area.

8.6 Policy S1.4 states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development or areas specific policies of the Local Plan.

8.7 The Local Plan specifically allocates sites to meet the overall housing needs. The application site is not allocated for housing in the Local Plan.

8.8 Policy DM4.5 states that proposals for residential development on sites not identified on the Policies Map will be considered positively where they can:

- a. Make a positive contribution to the identified housing needs of the Borough; and,
- b. Create a, or contribute to an existing, sustainable residential community; and
- c. Be accessible to a range of sustainable transport modes; and
- d. Make the best and most efficient use of available land, whilst incorporating appropriate green infrastructure provision within development; and
- e. Be accommodated by, and make best use of, existing infrastructure, and where further infrastructure requirements arise, make appropriate contribution to its provision; and
- f. Make a positive contribution towards creating healthy, safe, attractive and diverse communities; and, g. Demonstrate that they accord with the policies within this Local Plan.

8.9 The development would contribute to meeting the housing needs of the borough and is therefore considered to accord with the aims of the NPPF to increase the delivery of new homes, and point (a) of Policy DM4.5. Issues relating to the impact of this scheme upon local amenities and existing land uses are discussed later in this report.

8.10 Having regard to the above; the principle of the proposed development is considered acceptable subject to consideration of the following matters:

9.0 North Tyneside Council Housing Land Supply

9.1 Paragraph 59 of NPPF states that to support the Government's objective to significantly boost the supply of homes, it is important that sufficient amount and variety of land can come forwards where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

9.2 Paragraph 73 of National Planning Policy Framework (NPPF) requires local planning authorities to identify and maintain a rolling five-year supply of deliverable housing land. This includes an additional buffer of at least 5%, in order to ensure choice and competition in the market for housing land.

9.3 Policy S4.1 states that the full objectively assessed housing needs of North Tyneside will be met through the provision of sufficient specific deliverable housing sites, including the positive identification of brownfield land and sustainable greenfield sites that do not fall within the Borough's Green Belt, whilst also making best use of the existing housing stock.

9.4 The most up to date assessment of housing land supply informed by the March 2019 five-year Housing Land Supply Summary identifies the total potential

five-year housing land supply in the borough at 5,396 new homes (a total which includes delivery from sites yet to gain planning permission). This represents a surplus against the Local Plan requirement (or a 6.1 year supply of housing land). It is important to note that this assessment of five-year land supply includes just over 2,000 homes at proposed housing allocations within the Local Plan (2017).

9.5 Although the Council can demonstrate a five-year supply of deliverable housing sites, this figure is a minimum rather than a maximum. Further planning permissions that add to the supply of housing can be granted which add to the choice and range of housing.

9.6 The potential housing land supply from this proposal is not included in the assessment that North Tyneside has a 6.1 year supply of housing land. Although the Council can demonstrate a five year supply of deliverable housing sites, this figure is a minimum rather than a maximum. Further planning permissions that add to the supply of housing can be granted which add to the choice and range of housing.

10.0 Impact upon existing residents and future occupiers of the development

10.1 Paragraph 180 of NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and quality of life.

10.2 Policy S1.4 of the Local Plan states that development should be acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses.

10.3 Policy DM5.19 states that amongst other matters development that may cause pollution will be required to incorporate measures to prevent or reduce the pollution so as not to cause nuisance or unacceptable impacts to people. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.

10.4 Policy DM6.1 of the Local Plan states that proposals are expected to demonstrate a positive relationship to neighbouring buildings and spaces; a safe environment that reduces opportunities for crime and antisocial behaviour; and a good standard of amenity for existing and future residents and users of buildings and spaces

10.5 Policy DM4.9 states that to ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1 October 2018 the following standards will apply, subject to site viability:

Accessibility of homes:
Market Housing

a. For new housing developments, excluding low-rise non-lift serviced flats, 50% of homes are to meet building regulation M4(2) – ‘Category 2 -accessible and adaptable dwellings’.

Affordable Housing

b. For all new housing developments, excluding low-rise non-lift serviced flats, 90% of homes should meet building regulation M4(2) – ‘accessible and adaptable dwellings’.

c. 10% of new homes where the local authority is responsible for allocating or nominating a person to live in that dwelling should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users.

Internal Space in a Home:

d. All new homes, both market and affordable, will meet the Government’s Nationally Described Space Standard (NDSS).

10.6 Impact on surrounding occupiers –

10.7 The site is located within a residential area and is surrounded by existing housing on all sides.

10.8 The proposed dwelling would be located adjacent to the garage of the neighbour to the north (2 Cambo Place). The rear building line of the proposed dwelling is stepped and the section closest to the shared boundary respects the rear building line of the adjacent dwelling. At a distance of 4.2m from the shared boundary the rear building line steps out to project 4m beyond the rear elevation of No.2. No windows are proposed in the north elevation. The impact on the residential amenity of 2 Cambo Place is therefore considered to be acceptable.

10.9 The impact on properties on Hartburn Road is also considered to be acceptable given the position of the proposed dwelling in relation to these properties and the absence of windows in the northern elevation.

10.10 The proposed dwelling would be located to the east of 1A Preston Wood. Ground and first floor windows are proposed in the west elevation of the development. The impact on the windows in 1A Preston Wood is considered to be acceptable given that there would be a distance of approximately 22m between the two properties. The proposed rear dormer windows would overlook No.1A’s driveway but would not impact on the main amenity space as this is located on the west side of the property.

10.11 Existing residential properties to the south would be located approximately 20m from the proposed dwelling. This distance is considered to be sufficient to prevent any significant loss of outlook, light or privacy.

10.12 In terms of the Council’s Housing Standards the dwelling should be 93 sqm. It would measure 178 sq m. The bedrooms sizes are also acceptable and leave adequate room for storage.

10.13 The rear garden has an area of 30 sq m, and there is a garden on the south side of the property measuring approximately 50 sq m. This is considered to be sufficient for normal amenity and domestic needs.

10.14 Members need to consider whether the impact on existing residential properties and the standard of living provided for future occupants would be acceptable. It is officer advice that the impact is acceptable.

11.0 Character and Appearance

11.1 NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to the local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place.

11.2 Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents (para. 130, NPPF).

11.3 DM6.1 states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area. Proposals are expected to demonstrate:

- a. A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;
- b. A positive relationship to neighbouring buildings and spaces;
- c. A safe environment that reduces opportunities for crime and antisocial behaviour;
- d. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport;
- e. Sufficient car parking that is well integrated into the layout; and,
- f. A good standard of amenity for existing and future residents and users of buildings and spaces.

11.4 The Council has produced an SPD on Design Quality, which seeks to encourage innovative design and layout and that contemporary and bespoke architecture is encouraged. The chosen design approach should respect and enhance the quality and character of the area and contribute towards creating local distinctiveness.

11.5 The proposed dwelling is located in a relatively small plot when compared to the existing property (1A) and others on Preston Wood. It would occupy approximately 30% of the plot and would be positioned within 2m of the site's western boundary. However, it is not considered that this would result in any significant harm. The building would be set back from the boundaries with Preston Wood and Cambo Place by 5.5m and 7.6m respectively, and from the

public domain it is not considered that the development would appear overly cramped.

11.6 The proposed dwelling is located adjacent to a single storey property at 2 Cambo Place. While the development is 2-storey, the first-floor rooms are located partially within the roof space and the building has a shallow pitched roof to lessen its height. The eaves are higher than the adjacent property, but the ridgeline would sit only 0.2m above No.2 at its highest point. While the immediate neighbour to the north is single storey, there are numerous 2-storey properties on Hartburn Road and Preston Wood. The height of the dwelling is therefore considered to be acceptable and appropriate for its location.

11.7 The applicant has stated the property would be finished in grey render with grey roof tiles, white upvc framed windows and black framed patio doors. The use of some render is considered to be acceptable in principle but given that the area is characterised by brick properties, it is officer opinion that brick should also be included into the construction materials.

11.8 Overall it is considered that the development is well designed to sit comfortably within the site and to relates well to the surrounding buildings. Conditions are recommended to control all construction and surfacing materials.

11.9 In conclusion, it is considered that the proposal would accord with the advice in NPPF and policy DM6.1 and the Design Quality SPD. Members need to consider whether they agree.

12.0 Car Parking and Access

12.1 NPPF recognises that transport policies have an important role to play in facilitating sustainable development, but also contributing to wider sustainability and health objectives.

12.2 All development that will generate significant amounts of movement should be required to provide a Travel Plan (TP), and the application should be supported by a Transport Statement (TS) or Transport Assessment (TA) so the likely impacts of the proposal can be fully assessed.

12.3 Paragraph 109 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

12.4 Policy DM7.4 seeks to ensure that the transport requirements of new development, commensurate to the scale and type of development, are take into account and seek to promote sustainable travel to minimise environmental impacts and support residents and health and well-being.

12.5 The Transport and Highways SPD sets out the Council's adopted parking standards.

12.6 The proposed dwelling would be provided with a car port and driveway, accessed from Cambo Place. A new access and driveway are proposed from Preston Wood to serve 1A's existing garage.

12.7 The Highway Network Manager has been consulted. He states that an appropriate level of parking has been provided for the existing and proposed dwellings and recommends conditional approval.

12.8 Members need to consider whether the proposal would provide sufficient parking and access and weight this in their decision. It is officer advice that subject to conditions it would, in accordance with the advice in NPPF, Policy DM7.4 and LDD12.

13.0 Trees and Biodiversity

13.1 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment by amongst other matters improving biodiversity.

13.2 Paragraph 175 of NPPF states that when determining planning application that if significant harm to biodiversity cannot be avoided, or as a last resort compensated for, then planning permission should be refused.

13.3 Policy DM5.5 of the Local Plan states that all development proposals should amongst other matters protect biodiversity and minimise the fragmentation of habitats and wildlife links.

13.4 Local Plan Policy DM5.6 states that proposals that are likely to have significant effects on features of internationally designated sites, either alone or in-combination with other plans or projects, will require an appropriate assessment. Proposals that adversely affect a site's integrity can only proceed where there are no alternatives, imperative reasons of overriding interest are proven and the effects are compensated.

13.5 Policy DM5.9 supports the protection and management of existing woodland trees, hedgerow and landscape features. It seeks to secure new tree planting and landscaping scheme for new development, and where appropriate, promote and encourage new woodland, tree and hedgerow planting schemes and encouraging native species of local provenance.

13.6 Policy DM5.7 states that development proposals within a wildlife corridor, as shown on the Policies Map, must protect and enhance the quality and connectivity of the wildlife corridor. All new developments are required to take account of and incorporate existing wildlife links into their plans at the design stage. Developments should seek to create new links and habitats to reconnect isolated sites and facilitate species movement.

13.7 The Coastal Mitigation SPD contains additional guidance and information on the mitigation expected from development within North Tyneside to prevent adverse impacts on the internationally protected coastline. Development can

adversely affect the Northumbria Coast SPA /Ramsar through additional pressure from local residents and visitors. It is proposed to introduce a coastal wardening service as part of a wider Coastal Mitigation Service that will implement a range of targeted and coordinated physical projects to mitigate the impacts at the coast. The SPD sets out a recommended developer contribution towards this service that would contribute to the avoidance or mitigation of adverse impacts on internationally protected species and habitats.

13.8 A line of mature trees is located along the southern boundary of the site. The trees are protected by the Hartburn Road TPO, 1979. They are highly prominent at the entrance to Preston Wood and make an important contribution to the streetscene.

13.9 The proposed dwelling and driveway alterations would be located in close proximity to 4no mature sycamore trees. It is not intended to remove any of these trees to construct the development. Two smaller trees located more centrally within the site would need to be removed.

13.10 The applicant has submitted an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan in support of the application.

13.11 The proposed dwelling would be located within 1m of a protected sycamore tree (identified as T1 on the Tree Protection Plan). To allow the construction to take place without harming the adjacent tree it is proposed to build the foundations on the same line as the original garden wall, which was positioned further into the site, using mini-piles and ring beam foundation design. Special working methods would be adopted within the root protection areas of the trees to minimise the potential for damage. To reduce future pressure to prune the trees as a result of overshadowing the south elevation of the proposed dwelling does not contain any habitable windows.

13.12 The Landscape Architect has viewed the submitted information and provided comments. She states that the impact on retained trees would be minimal subject to the work being carried out in accordance with the supporting information. She sets out a series of conditions that would be required to ensure the trees are adequately protected. The conditions include the provision of 2no. new trees to replace those removed from within the site and the need for trial holes to determine the presence of the former wall foundations.

13.13 The Biodiversity Officer has commented and raises no objections. She recommends a condition requiring that a bat method statement is submitted prior to any tree pruning work.

13.14 The development lies within 6km of the coast and therefore has the potential to impact on the Northumbria Coast SPA/Ramsar site through additional visitor disturbance.

13.15 To mitigate this impact, in accordance with the Coastal Mitigation SPD, the developer has agreed to make a contribution of £337 towards coastal mitigation.

13.16 It is officer advice that subject to conditions to control the tree protection measures, construction methods, and requiring a bat method statement, the

proposal would avoid having an adverse impact in terms of landscaping and ecology, and therefore would accord with the advice in NPPF, Policy DM5.5 and policy DM5.9 of the Local Plan.

14.0 Local Financial Considerations

14.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to local finance considerations as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial assistance that has been, that will or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments).

14.2 The proposal would create 1 no. new dwelling. Granting planning permission for new dwellings increases the amount of New Homes Bonus, which the Council will potentially receive. The New Homes Bonus is a government grant for each home built equivalent in value to the average Band D Council Tax charge in England in the preceding year. New Homes Bonus is paid to the Authority each year for new homes completed for a period of four years from the completion of each new home. An additional sum is paid for each empty home brought back in to use and for each affordable home delivered.

14.3 The proposal would also result in additional Council Tax being received by the council, and this is a benefit of the proposal. In addition, jobs would be created during the construction period.

14.4 Members should give appropriate weight to amongst all other material considerations to the benefit of the Council as a result of the monies received from central Government.

15.0 Conclusions

15.1 Members should consider carefully the issues before them and take in account national policy within NPPF and the weight to be accorded to this as well as current local planning policy.

15.2 At the heart of the NPPF is a presumption in favour of sustainable development, which for decision making means approving development proposals that are in accordance with an up-to-date development plan without delay.

15.3 The application site lies within an existing built up area, in close proximity to existing local services. The proposal would provide an additional residential unit in a sustainable location in accordance with the NPPF and Local Plan, and in officer opinion is acceptable in principle.

15.4 Members also need to consider whether the proposal will impact on residential amenity, whether the occupants of the proposed dwellings will have a suitable level of residential amenity, whether the development would have an acceptable impact on the character of the area, trees, ecology and the highway network. It is officer advice that the proposed development is acceptable in these terms.

15.5 The application is therefore recommended for approval subject to a legal agreement to secure a contribution towards the Coastal Mitigation Scheme and subject to the expiry of the consultation period on 10th June 2020.

RECOMMENDATION:

Members are recommended to

- c) indicate that they are minded to grant this application subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any other conditions considered necessary, and subject to the expiry of the consultation period on 10th June 2020; and**
- d) grant delegated powers to the Head of Housing, Environment and Leisure to determine application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee, following the completion of the Section 106 Legal Agreement to secure a contribution of £337 towards a coastal mitigation strategy.**

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

- Application form
- Location plan
- East facing street scene
- Proposed plans and elevations
- Proposed site plan
- Pre-development BS5387 Arboricultural Implications Assessment
- Tree Protection Plan ACP.1APreston.No1
- Pre-development BS5387 Arboricultural Method Statement Addendum 1.

1A Preston Wood

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 *

3. Altered Access Access Alt Prior to Occ ACC01 *
5

4. The scheme for parking, garaging and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

5. Refuse Storage Detail Provide Before Occ REF00 *
1

6. No part of the development shall be occupied until a scheme for the provision of secure undercover cycle parking has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

7. Restrict Hours No Construction Sun BH HOU00 *
4

8. Contaminated Land Investigation Housing CON00 *
1

9. Gas Investigate no Development GAS00 *
6

10. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

11. Where the findings of the intrusive site investigations (required by condition 10 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: To ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework

12. Notwithstanding condition 1, prior to the construction of the development above damp proof course level, a schedule and/or samples of the materials and finishes for the development and surfaces must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.2 of the North Tyneside Council Local Plan 2017.

13. No trees, shrubs or hedges within the site which are shown as being retained on the submitted Tree Protection Plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development

phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

14. Prior to the commencement of development or any site clearance/preparation work the retained trees within, adjacent to and overhang the site shall be protected by fencing as detailed in the Arboricultural Implications Assessment and as shown on the Tree Protection Plan, unless otherwise agreed in writing by the Local Planning Authority. No operational work, site clearance works or the development itself shall commence until the fencing or ground protection has been installed. The protective fence and ground protection shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence or any ground protection is NOT to be repositioned without the approval of the Local Authority. Appropriate signage shall be fixed to protective fencing and maintained in place for the duration of the works.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

15. All works shall be carried out in accordance with the submitted Pre-Development Arboricultural Implications Assessment, Pre-Development Arboricultural Implications Assessment (review of landscaping comments April 2020), Pre-Development Arboricultural Method Statement (Addendum 1), Tree Protection Plan (ACP.1APreston.No1), email dated 5th May from ALCC Ltd. and the guidelines contained within BS5837:2012 and NJUG Volume 4. The following must be complied with:

- The removal of any existing surface material within the root protection areas must be carried out by hand.
- Pile foundations shall be installed using low height piling rigs to avoid damaging branches or a suitable alternative with a banksman.
- Foundations to the walls shall comprise shallow concrete ground beams, spanning over the root protection zone, and shallow concrete pads to support the brick pillars with steel or concrete lintels over tree roots.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

16. Prior to the commencement of any other part of the development trial holes shall be dug to determine the presence of any existing wall foundations, and the results submitted to and approved in writing by the Local Planning Authority. If

foundations are not present or unsuitable for use, an amended arboricultural method statement must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

17. Prior to commencement of development details of the construction of the car port base must be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the agreed details.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

18. No development or other operations shall commence until detailed plan showing services, drainage (on site and off site) and lighting that requires excavation has been submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the long-term protection of the existing trees on and adjacent to the site and demonstrate that any trenches will not cause damage to the root systems of the trees. Thereafter the services and drainage layout shall be implemented in accordance with the approved details unless approved in writing by the Local Planning Authority. Any excavations within the RPA (for example kerb edging, excavations) are not acceptable unless approved by the LPA prior to any works being undertaken and are to be undertaken by hand or suitable method such as an air spade.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

19. 2no replacement trees (minimum 12-14cm girth) shall be planted within the first available planting season following completion of the development. Details of the tree species and location must be submitted to and agreed in writing by the Local Planning Authority. If within a period of five years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

20. All tree pruning works shall be carried out as detailed in the Pre-Development Arboricultural Implications Assessment (review of landscaping comments April 2020) and in accordance with the requirements of British Standard 3998: 2010 - Recommendations for Tree Works. No major limbs shall be removed. Details of any additional pruning work must be submitted to and agreed in writing by the Local Planning Authority prior to the work being carried

out. Thereafter the pruning must be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

21. An arboricultural consultant must be appointed to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. Written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction must be submitted and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

22. No vegetation removal shall take place during the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing

Reason: In the interest of biodiversity and landscaping having regard to policy DM5.5 and DM 5.9 of the North Tyneside Local Plan 2017.

23. No development shall take place until details of all screen and boundary walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented.

Reason: To secure a satisfactory external appearance having regard to policy DM6.2 of the North Tyneside Council Local Plan 2017.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Contact ERH Construct Highway Access (I05)

Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

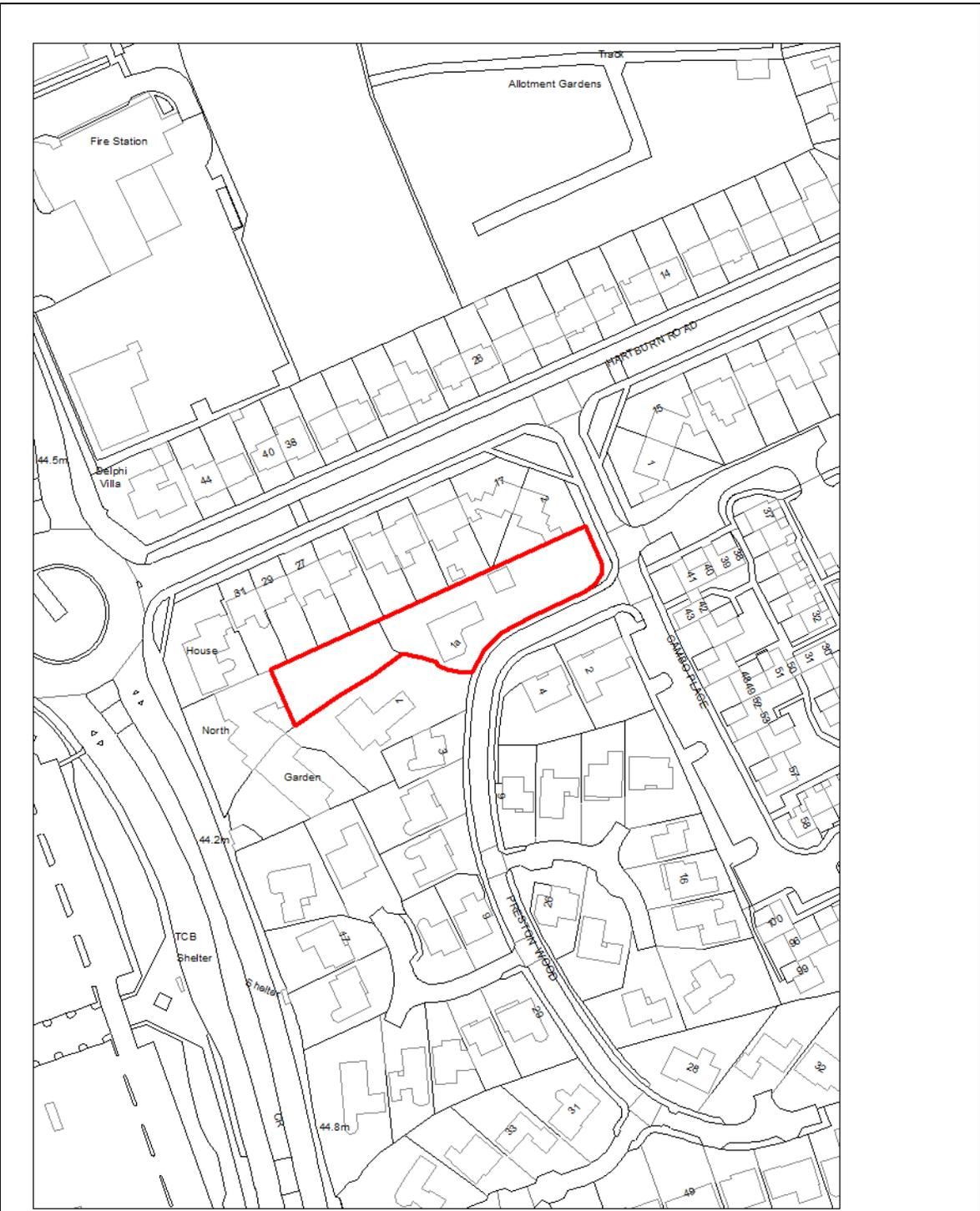
Contact ERH Erect Scaffolding on Rd (I12)

Do Not Obstruct Highway Build Materials (I13)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

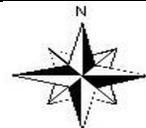
Contact NWL Public Sewer Crossing Site (I11)



Application reference: 20/00241/FUL
Location: 1A Preston Wood, North Shields, Tyne And Wear, NE30 3LT
Proposal: One and a half storey, three bedroomed dwelling on land which is presently part of the applicants garden

Not to scale
 Date: 28.05.2020

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**Appendix 1 – 20/00241/FUL
Item 2**

Consultations/representations

1.0 Internal Consultees

1.1 Highway Network Manager

1.2 This application is for a one and a half storey, three bedroomed dwelling on land which is presently part of the applicant's garden. A suitable level of parking is being retained for the existing dwelling and will be provided for the proposed dwelling. Access for the existing dwelling will be from Preston Wood, whilst access for the new dwelling will be via Camo Place. Conditional approval is recommended.

1.3 Recommendation - Conditional Approval

1.4 Conditions:

ACC15 - Altered Access Access Alt Prior to Occ

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT06 - Construction Method Statement (Minor)

No part of the development shall be occupied until a scheme for the provision of secure undercover cycle parking has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety.

1.5 Informatives:

I05 - Contact ERH: Construct Highway Access

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I12 - Contact ERH Erect Scaffolding on Rd

I13 - Don't obstruct Highway, Build Materials

I45 - Street Naming & Numbering

I46 - Highway Inspection before dvlpt

1.6 Manager of Environmental Health (Pollution)

1.7 We have concerns regarding noise and dust generated during the construction process so would recommend the following standard conditions.

HOU04

SIT03

1.8 Manager of Environmental Health (Contaminated Land)

1.9 Due to the proposed sensitive end use and as the site lies in a coal referral area the following must be applied:

CON001

GAS006

1.10 Biodiversity Officer

1.11 The application will potentially require significant pruning works to mature trees within the site (T1 & T2) and insufficient information has been submitted to demonstrate these trees have been adequately assessed for bats and potential roost features. As the trees are not identified for removal, a condition should be attached to the application to ensure any pruning works are undertaken to an approved method statement. If the trees require removal to facilitate the scheme, a bat risk assessment of the trees will be required to ensure there are no impacts on protected species.

1.12 The following conditions should therefore be attached to the application: -

- Any pruning works to the mature trees within or adjacent to the site, in particular T1 and T2 identified on the plans, must be undertaken in accordance with an approved bat method statement. Details of the method statement will be submitted to the LPA for approval prior to works commencing on any trees.
- If any mature trees within or adjacent to the site are identified for removal as a result of the scheme, a bat risk assessment of the trees will be undertaken by a suitably qualified ecologist and submitted to the LPA for approval prior to works commencing. Tree works will then be undertaken in accordance with the recommendations of the report.

1.13 Landscape Architect

1.14 Existing Site Context

1.15 Legislative Framework: *Hartburn Road, North Shields TPO 1979*

The proposed application area occupies adjacent land immediately to the east and west of 1A Preston Wood and borders other residential properties surrounding the site, adjacent to Hartburn Road, Preston Wood and Cambo Place. The application area has an avenue of significant mature trees, which traverse through (in part) the site and closely bordering the existent residential property to the east and west. The tree group forms an important component of the immediate and wider area, extending its bio-diversity range and providing significant amenity value to the local environment.

1.16 A Tree Preservation Order (TPO) is attached to this tree group and in terms of its position, is fully visible in relation to adjacent properties and most of the surrounding streetscape areas.

1.17 For the reasons given above in terms of the TPO status it would be preferable to retain and protect as much significant tree cover in the area as possible.

1.18 Landscape Comments (Trees and Landscape Design)

1.19 The application area contains visually significant mature trees, which largely border the perimeter of the proposed application area and would require adequate space and also protection to facilitate any adjacent development. There are four significant individual trees within the influence of the site. It is not intended to remove any of the trees but to build around them utilising historical features including the foundations of an old boundary wall and any remnants of a concrete hardstanding which have formed a root barrier for a number of years. The property will, therefore, be located approximately 1.0m from a mature protected sycamore tree.

1.20 Comments at pre application stage related to the proximity of the development in relation to the trees and although historical site features were to be utilised, there were concerns that satisfactory levels of amenity (natural light and space) on the external rear space and habitable rooms would be difficult to achieve. However, a revised pre application layout made changes in the design so that a car port and entrance lobby are positioned closest to the tree rather than habitable living spaces. Any issues relating to a restriction in daylight would not now have a discernible effect on the living conditions of the future occupiers although separate concerns have been raised both at pre application stage and with this application. As a result of ongoing discussions, additional information has been provided by the applicant that looks to minimize impacts on the trees on the site.

1.21 A new driveway and gate pillars are to be constructed within the RPA of two retained and protected sycamore trees (T1 and T2) which will require breaking through the existing and recently constructed wall located to the back of the footpath. This configuration is a requirement from NTC Highways to provide a safe area set off from the highway and the applicant has indicated that works will be carried out in strict accordance with the details set out in the method statement and supplementary information.

1.22 The potential for root damage to the trees is acknowledged with details provided of special working methods and practices to preserve the root protection areas in the AIA. The report also details the protective barriers required to protect the tree structure(s). A previous application (14/01241/FUL) granted permission for the construction of a new property in close proximity to protected trees. This could only be achieved by constructing the foundation of the building on the same line as the original garden wall which was positioned further into the site. It is intended that the location of the new property would be similar, and confirmation has been provided that foundations of the original wall, if present, will be utilized along with a mini piles and ring beam foundation design. Trial holes, however, will need to be undertaken to determine the presence of any existing wall foundations.

1.23 If all works are carried out in accordance with the method statement, supplementary information and the following conditions, the impact on retained trees should be minimal.

1. Protection of retained trees/shrubs/hedges

No trees, shrubs or hedges within the site which are shown as being retained on the submitted Tree Protection Plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation

2. Tree Protection Fence and ground protection

Prior to any ground being broken on site and in connection with the development hereby approved (including demolition/excavation works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing as detailed in the Arboricultural Method Statement and as shown on the Tree Protection Plan by Woodsman Arboricultural Consultancy unless otherwise agreed in writing by the Local Planning Authority. No operational work, site clearance works or the development itself shall commence until the fencing or ground protection has been installed. The protective fence and ground protection shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence or any ground protection is NOT to be repositioned without the approval of the Local Authority.

Appropriate signage is to be fixed to protective fencing and maintained in place for the duration of the works.

3. Arboricultural Impact Assessment and Method Statement

All works to be carried out in accordance with the submitted Pre-Development Arboricultural Implications Assessment and Pre-Development Arboricultural Implications Assessment (review of landscaping comments April 2020), Pre-Development Arboricultural Method Statement (Addendum 1) Tree Protection Plan (No 1), email dated 5th May from ALCC Ltd. and within the guidelines contained within BS5837:2012 and NJUG Volume 4.

The removal of any ex surface material within the Root Protection Areas are to be carried out by hand.

4. Foundation Design

Foundations to the building to be in accordance with the AMS and email dated 5th May from ALCC Ltd. Pile foundation is to be installed using low height piling rigs to avoid damaging branches or suitable alternative with a banksman. Foundations to the car port to be in accordance with Section 6.11. Foundations to the walls are to be in accordance with Pre-Development Arboricultural Method Statement (Addendum 1) and email dated 5th May from ALCC Ltd comprising of shallow concrete ground beams, spanning over the root protection zone, and shallow concrete pads to support the brick pillars with steel or concrete lintels over tree roots.

Trial holes are to be dug as a first site operation to determine the presence of any existing wall foundations and results forwarded to the Local Authority. If foundations are not present or unsuitable for use, the arboricultural method statement is to be amended accordingly. Gate pillars to be installed in accordance with section 6.8 - Foundation Construction For Gate Pillars and Walls Within RPAs of the AMS.

Details of the car port base to be submitted for approval and as per Section 6.11 of the Pre-Development Arboricultural Implications Assessment

5. Protection of trees in relation to drainage and services

No development or other operations shall commence on site until detailed plan showing services, drainage on site and off site and lighting that require excavations, which provides for the long term protection of the existing trees on the site and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The layout shall demonstrate that any trenches will not cause damage to the root systems of the trees. Thereafter the services and drainage layout shall be implemented in accordance with the approved details unless approved in writing by the Local Planning Authority. Any excavations within the RPA (for example kerb edging, excavations) are not acceptable unless approved by the LPA prior to any works being undertaken and are to be undertaken by hand or suitable method such as an air spade.

6. Construction Method Statement

The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works. The AMS is to form part of the Contractors Method Statement.

7. Replacement Trees

2no replacement trees (minimum 12-14cm girth) shall be planted. Species and location to be agreed. If within a period of five years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.

8. Tree Pruning works

All pruning works shall be carried out as detailed in the Pre-Development Arboricultural Implications Assessment (review of landscaping comments April 2020) and in accordance with the requirements of British Standard 3998: 2010 - Recommendations for Tree Works, detail of which are to be submitted for approval. No major limbs are to be removed.

9. Arboricultural supervision

An arboricultural consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and in accordance with all stages of work. The work plan is to be submitted for approval prior to any works starting on site. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

2.0 Representations

2.1 10no. objections have been received. The concerns raised are summarised as follows:

- Impact on landscape.

- Inadequate parking provision.
- Inappropriate design.
- Loss of/damage to trees.
- Adverse effect on wildlife.
- Nuisance – disturbance, dust/dirt, noise.
- Out of keeping with surroundings.
- Poor traffic/pedestrian safety.
- Poor/unsuitable vehicular access.
- Traffic congestion.
- Will result in visual intrusion.
- Not in accordance with development plan.
- Precedent will be set.
- Loss of privacy.
- Inadequate drainage.
- None compliance with approved policy.

- Impact on traffic in the area and the detrimental impact on the environment due to building works.

- There is only one way in and out of Preston Wood and cars are often parked in Cambo Place encroaching on the road into Preston Wood. The proposal would add to that problem.

-The new driveway into 1A Preston Wood will likely result in cars being parked on that side of the road, creating problems for people driving in and out of the estate.

- Detrimental impact on the environment when 1A was under construction. We fear that a similar situation will occur should this new proposal be given approval.

- We are disappointed that this matter is being dealt with at a time when normal services for the public to view and discuss planning applications are disrupted due to the Covid-19 pandemic.

- Consideration should be delayed until the lockdown is over.

- A previous application 13/01250/FUL was refused for the plot of land in question.

- A modified application 14/01241/FUL was passed with conditions requiring two new trees. These two new trees are within the proposed house outline and would need to be sacrificed for the plan to go ahead.

- The plan also requires more pruning of a TPO tree. The last work carried out left the trees in a poor shape from which they will not recover.

- The road and path way are blocked with cars belonging to the existing residents.

- Loss of light to adjacent properties.

- This proposal will remove the last vestiges of the trees that gave this estate its name.

- It appears the property elevation may be higher than surrounding houses and impede on neighbourhood privacy.

- The grey tones are out of keeping with the surroundings.

- Impact on the birdlife.

- I believe that further objection to this application would be pointless as it would appear to be a forgone conclusion based on the history behind the earlier build.

- It is hoped that the builders adhere to building regulations and safety guidelines, something they failed to do previously. Inspections by council planners were extremely limited.

- Impact on 17 Hartburn Road - will restrict the light and views from the living room, kitchen and bedroom windows. The property currently overlooks the line of sycamore trees and beyond to the detached properties in Preston Wood.
- Impact on garden of 17 Hartburn Road.
- Planning permission has previously been refused for additional properties.
- It is clear that the applicant's agenda has been to take the initial plot and build two houses on the land.
- The driveway on Preston Wood would cause major safety issues for traffic and people.
- There have already been a series of near misses and with the proposed development, cars restricting traffic will make the situation dangerous.
- More vehicles/parking in the road/tight bend would make it more dangerous.
- It is disgraceful that the Council have not informed the residence of Preston Wood. We have found out by chance when passing a lamp post.
- The fact that number 4 Preston Wood have a fence very near the pavement does not help with visibility when taking the bend in and out of Preston Wood.
- We still have people from Cambo Place parking across the entrance to Preston Wood. We also have someone on Hartburn Rd who continually parks on the entrance to Cambo Place.

3.1 Cllr. Willie Samuel

3.2 If officers are minded to grant this application I would ask it is referred to committee for decision.

4.0 External Consultees

4.1 Coal Authority

4.2 I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

4.3 The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site and has used this information to inform the Coal Mining Risk Assessment Report (25 March 2020, prepared by Solmek Ltd), which accompanies this planning application.

4.4 The Coal Mining Risk Assessment Report correctly identifies that the application site is likely to have been subject to past coal mining activity. The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth.

4.5 The Coal Mining Risk Assessment Report has been informed by an appropriate range of sources of information; including a Coal Mining Report, BGS geological mapping and borehole data. Based on this review of existing sources of geological and mining information the Report confirms the risks to the proposed development posed by shallow coal mine workings and confirms that a ground investigation is required to identify any necessary remedial measures.

4.6 The applicant should ensure that the exact form of any intrusive site investigations are agreed with The Coal Authority's Licensing and Permitting Department as part of their permit application. The findings of these intrusive site

investigations should inform any mitigation measures which may be required in order to ensure the safety and stability of the proposed development.

4.7 The Coal Authority concurs with the recommendations of the Coal Mining Risk

Assessment; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. Accordingly, the Coal Authority recommends the imposition of the following conditions:

1. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

2. Where the findings of the intrusive site investigations (required by condition 1 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

4.8 The Coal Authority therefore has no objection to the proposed development subject to the imposition of the conditions to secure the above.

4.9 Northumbrian Water

4.10 For information only:

4.11 We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development are undertaken. We include this informative so that awareness is given regarding the presence of assets on site at the planning stage. We will pass the application details to our Asset Protection colleagues who will progress the matter. Further information is available at <https://www.nwl.co.uk/developers.aspx>.