

ADDENDUM

Item No: 2

Application No: 20/00445/FUL
Date valid: 7 April 2020
Target decision date: 2 June 2020

Author: Julia Dawson
☎: 0191 643 6314
Ward: Whitley Bay

Application type: full planning application

Location: Site of Coquet Park And Marine Park First Schools Coquet Avenue Whitley Bay Tyne And Wear

Proposal: 9no. dwellings arranged in two terraces facing onto Marine Gardens and Coquet Avenue respectively, with parking court to the rear and associated landscaping

Applicant: Places For People, Brady Saville House Savile Street Sheffield S4 7UD

Agent: IDPartnership Northern, Mr Simon Baker St Jude's Barker Street Shieldfield Newcastle Upon Tyne NE2 1AS

INFORMATION

Internal Consultees

Local Lead Flood Authority (final comments following on from submission of detailed drainage information on 28.07.20)

I have carried out a review of the submitted documents, I can confirm that the drainage proposals are acceptable and I have no objections. The development will provide surface water storage within the site for a 1in100year+40% rainfall event via the use of an underground storage tank and the surface water exiting the site will connect into the adjacent Northumbrian Water sewer and will be restricted to a discharge rate of 5l/s.

I would recommend the following conditions are placed on the application;

- The developments Surface Water Drainage system to be constructed as per submitted Drainage plan any alterations to this design will need to be approved by LLFA prior to construction.
- Details of the appointed Suds management company to be provided to LLFA upon completion of development.

Design and Layout

In relation to my initial comments, the only changes that have been made to the design are to the boundary treatments. Therefore, concerns remain about the application and how the proposal integrates with its surroundings and the impact on the setting of St. Edwards Church which is Grade II Listed.

The submitted street scenes show that the units do not sit well in relation to their eaves height, ridge height and window size and design. The proposed units do not respond to the surrounding existing residential dwellings or the proposed design of the extra care accommodation, adjacent to the site. The design conflicts with Local Plan policy DM6.1 Design of Development and the Design Quality SPD guidance for small scale infill development.

Conditions

Condition 10 (Surface Water Drainage)

Suggested replacement wording to reflect LLFA final comments:

The surface water drainage system for the development hereby approved shall be built in accordance with the approved details and no residential unit hereby permitted shall be occupied until the surface water attenuation has been constructed in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF and Policy DM5.12 of the North Tyneside Local Plan 2017.

Additional Condition:

Prior to the first occupation of the approved development, details of the appointed SUDs management company shall be submitted to and approved writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details thereafter.

Reason: In the interest of flood risk, drainage and residential amenity having regard to policies DM5.12 and DM5.19 of the Local Plan 2017.

RECOMMENDATION: Application Permitted

Members are requested to authorise that the Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures (Section 278 Agreement) to secure:

Upgrade of existing footpaths abutting the site

Alterations to resident parking scheme on Coquet Avenue

Associated drainage

Associated street lighting

Associated road markings

Associated signage

Associated Traffic Regulation Orders

Members are also recommended to grant plenary powers to the Head of Law and Governance and the Head of Environment, Housing and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following;

-

Coastal Mitigation contribution.

Conditions/Reasons (added/amended)

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

- Application Form 12.03.2020
 - Location & Context Plan, 001, P1, Feb '20
 - Proposed Site Access General Arrangement, 001, 08.03.20
 - Proposed Site Plan (9 units), 011, P3, 17.06.20
 - Proposed Streetscenes, 021/P3, 17.06.20
 - Housetype 1 - The Holt, 401, P1, Feb '20
 - Landscape General Arrangement, POE_141_003, Feb 20
 - Proposed Roof & Boundary Treatments Plan, 012, P3, 17.06.20
 - Design and Access Statement, January 2020
 - Marine Gardens 2019 Ecology Report, P17-418 Ecology report 2020 (BSG Ecology)
 - Flood Risk and Drainage Statement, 19113/FRA.1, March 2020
 - Report to Inform a Habitat Regulations Assessment, P17-418 HRA report, 3 March 2020
 - Phase 1: Desk Top Study and Coal Mining Risk Assessment Report, Project No: 19-758, 05.03.2020
 - Noise Assessment, Ref.LAE1027, 26.02.2020
 - Transport Statement (itransport planning)
- Reason: To ensure that the development as carried out does not vary from the approved plans.

- | | | | |
|----|--|--------|---|
| 1. | DMPO Statement granted amendments sought | S0002 | * |
| 2. | Standard Time Limit 3 Years FUL | MAN02 | * |
| 3. | New Access Access Before Devel | ACC010 | * |

4. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access having regard to policy

DM7.4 of the North Tyneside Local Plan (2017).

5. 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, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).
6. Prior to occupation of the development details of facilities to be provided for the storage of refuse at the premises must be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.
Reason: In order to safeguard the amenities of the area having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017).
7. Prior to occupation of the development a refuse collection management scheme must be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme, which must also identify a suitable storage area for collection day, shall be implemented in accordance with the approved details and retained thereafter.
Reason: In order to safeguard the amenities of the area having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017).
8. Construction Method Statement - Minor SIT006 *
9. Prior to occupation of the development a parking management scheme must be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details and retained thereafter.
Reason: In the interests of highway safety; having regard to policy DM7.4 of the North Tyneside Local Plan (2017).
10. The development hereby approved shall not be commenced until full drainage design details of surface water attenuation from the highway, footpaths and other hard surfaces have been approved in writing by the Local Planning Authority. Such details must also include confirmation of the proposed surface water discharge rate for the development, a copy of the micro-drainage report detailing the proposed discharge rate for the development and the volumes of

surface water attenuation required to attenuate a 1in100yr +40%cc rainfall event, and details of the maintenance regime for the surface water drainage system. Thereafter, the development must be carried out in accordance with the agreed details prior to first occupation of any residential unit.

Reason: These details are required in advance of development as the drainage is likely to be provided early in the construction process. This will ensure that the drainage details can be agreed and provided in advance of the works commencing so that when works start they can be incorporated into the development as it proceeds having regard to policy DM5.12 of the North Tyneside Local Plan 2017.

11. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk and Drainage Statement 19113/FRA1" dated "March 2020". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2401 and ensure that surface water discharges to the combined sewer at manhole 2401. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

12. Contaminated Land Investigation Housing CON001 *

13. Gas Investigate no Development GAS006 *

14. Prior to occupation of the development a fully detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree and shrub planting and ground preparation noting the species and sizes for all new plant species, which should be beneficial for biodiversity. Trees and hedgerows to be native species and trees to be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. All hard and soft landscape works shall be carried out in accordance with the relevant recommendations of British Standard 8545:2014. The landscape scheme shall include a maintenance schedule for a minimum period of five years including details of the arrangements for its implementation. The maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure a satisfactory standard of landscaping and in the interests of ecology, having regard to policies DM5.5 and DM5.9 of the North Tyneside Local Plan (2017).

15. 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: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.
16. Prior to the occupation of development 4no. bird nesting boxes (hole nesting and open fronted boxes) must be provided in suitable locations within the development site. Details of bird box specification and locations must be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter the boxes must be installed in accordance with the approved details.
Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.
17. Prior to the occupation of development 2no. house martin nest boxes must be provided in suitable locations within the development site. Details of the box specification and locations must be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter the boxes must be installed in accordance with the approved details.
Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.
18. Prior to the occupation of development 2no. bat boxes must be provided in suitable locations within the development site. Details of bat box specification and locations must be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter the boxes must be installed in accordance with the approved details.
Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.
19. Prior to commencement of the approved development a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works must be carried out in complete accordance with the approved details.
Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.
20. Prior to occupation of the development the following details and a timescale for their implementation must be submitted to and

approved in writing by the Local Planning Authority:
Upgrade of existing footpaths abutting the site
Alterations to resident parking scheme on Coquet Avenue
Associated drainage
Associated street lighting
Associated road markings
Associated signage
Associated Traffic Regulation Orders
Thereafter, these agreed works shall be carried out
in accordance with the agreed timescales and retained thereafter.

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

- | | | | |
|-----|---------------------------------------|--------|---|
| 21. | Restrict Hours No Construction Sun BH | HOU004 | * |
| 22. | Dust suppression during construction | SIT03 | * |

Informatives

Building Regulations Required (I03)

Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Contact ERH Erect Scaffolding on Rd (I12)

Coal Mining Standing Advice (FUL,OUT) (I44)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

The site abuts adopted highway, if access to this highway is to be restricted during
the works the applicant must contact Highway Network Management Team:

streetworks@northtyneside.gov.uk (0191) 643 6131 to obtain a temporary footpath closure

The applicant is advised that future residents may not be entitled to a parking permit under the council's residential permit scheme. For further information contact the Parking Control Team: parkingcontrol@northtyneside.gov.uk (0191) 643 2121

The applicant is advised that they should enter into an agreement indemnifying the council's refuse, recycling and garden waste collection vehicles against any claims for damages to the internal road and parking layout.