

11.03.2021 ADDENDUM

Item No: 10

Application No:	20/00604/REM	Author	Rebecca Andison
Date valid:	12 May 2020	:	
Target decision date:	11 August 2020	☎:	0191 643 6321
		Ward:	Riverside

Application type: approval of reserved matters

Location: Howdon Green Industrial Estate Norman Terrace Wallsend Tyne And Wear

Proposal: Submission of Reserved Matters pursuant to Outline Planning Approval for residential development for 83 dwellings including details of layout, scale, appearance and landscaping of the site

Applicant: Mr Ken Haldane, 1st Floor Pegasus House 37-43 Sackville Street London W1S 3EH

Agent: Persimmon Homes, FAO Mr Samuel Kenny Persimmon House Roseden Way Newcastle Great Park NE13 9EA

RECOMMENDATION: Application Permitted

1.0 Additional information

1.1 A revised Arboricultural Method Assessment has been submitted. This includes amore detailed assessment of the proposed visitor parking bays in the north west section of the site.

1.2 The Landscape Architect has reviewed the assessment. She states that the tree removal is more than expected (23no trees) as the bays need to accommodate ground level changes. She recommends amended conditions to ensure adequate planting is provided in mitigation.

2.0 Amended conditions

2.1 Condition 1: Amended to include the revised Arboricultural Method Statement.

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 07403 AD (00) 004

Architectural layout HG/A/GA/001 Rev.J

Basin details 20017 21 P2

Typical boundary enclosures (Elevations) 125150/A/BOUND/04

Landscape masterplan 138040/8001 A

Architectural layout PH-ENG-01 (surface finishes)

Swept path analysis 20017 31 P4
Engineering layout 20017 01 P8
Indicative site sections HG/SS/010
House type 0920 (Dalby R20) Rev.F
House type 1043 (Braunton R20) Rev.F
House type 0811 (Danbury R20) Rev.E
House type 0763 (Epping R20) Rev.C
House type 1095 (Gisburn R20) Rev.B
House type 1276 (Selwood R20) Rev.F
House type 0968 (Sherwood Corner R20) Rev.F
House type 0968 (Sherwood R20) Rev.D
Arboricultural Method Statement inc. Impact Assessment ARB/CP/2346 March 2021

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

2.2 Condition 13 requires that the first-floor windows to be inserted in the south elevation of the dwelling on plot 1 are obscurely glazed to prevent overlooking between this plot and existing housing to the south. The applicant has requested that the condition is omitted due to concerns over the marketability of the unit and the impact on its appearance. A distance of 13m would be provided between the proposed dwelling on plot 1 and existing housing on Norman Terrace. An objection has been received from No.59 Norman Terrace in which concerns are raised regarding the impact on privacy. While these concerns are noted it is officer opinion that clear glazing would be acceptable given that the separation distance is comparable with established separation distances in the area. It is therefore recommended that the condition is omitted.

2.3 Condition 15: Amended to include the revised Arboricultural Method Statement.

No trees, shrubs or hedges within the site which are shown as being retained in the revised Arboricultural Method Statement including Impact Assessment March 2021, 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 interest of biodiversity and landscaping having regard to policy DM5.5 and DM 5.9 of the North Tyneside Local Plan 2017.

2.4 Condition 22: Amended to include native planting.

Within one month of from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by

the Local Planning Authority. The scheme shall include native planting, and all new trees shall be a minimum of 12-14cm girth and planted in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out in accordance with the agreed details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees and shrubs that die, are removed or becomes seriously damaged or defective within five years of planting shall be replaced in the next available planting season with others of similar size and species. The agreed landscaping shall be maintained for a minimum of ten years in accordance with a maintenance schedule that must be submitted and approved in writing by the Local Planning Authority for the purposes of discharging this condition.

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

2.5 Condition 25: This condition originally required a Bat Checking Survey to be carried out prior to development commencing. At the applicant's request the condition is amended to:

Prior to any works being carried out to T2, as indicated within the AIA, a Bat Checking Survey must be undertaken and the results, along with an appropriate Working Method Statement if required, must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that local wildlife populations and habitats are protected in the interests of ecology, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

2.6 Additional condition:

The development hereby permitted shall only be carried out in accordance with the revised Arboricultural Method Statement and Tree Protection Plan (March 2021), BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

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.

3.0 Additional consultees comments

3.1 Natural England

3.2 The following should replace Natural England's previous reply.

3.3 Natural England has no comments to make on this application.

3.4 Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

3.5 Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

3.6 The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

3.7 We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>