

PLANNING AND HIGHWAYS (WEST) COMMITTEE MEETING

5th October 2021

Additional information for Members

ITEM 1 – APP. REF. 20/02027/HE4

Additional representations

As set out in the main report, additional public consultation has been undertaken to inform interested parties of the additional ecology information submitted by the applicant. Since the preparation of the main report, and at the time of writing this report, a further 26 no. representations have been received from members of the public.

The representations raise concerns in relation to the following matters:

- Pressure on amenities and infrastructure in the area;
- No need for the development;
- Traffic generation and harm to air quality;
- Houses will not be affordable;
- Loss of green space and encroachment on Penshaw village;
- Harm to ecology and Herrington Country Park;
- Harm to views towards Penshaw Monument;
- Disruption during construction works;
- Development is unwanted by local community;

These issues have been raised by earlier representations submitted in respect of the application and have been addressed within the main report. To reiterate, however, subject to the imposition of conditions and the completion of an agreement under s106 of the Town and Country Planning Act 1990, the development has been found to be acceptable in relation to amenity, local infrastructure, traffic generation, affordable housing, ecology and the setting of Penshaw Monument. The construction process can also be managed through the agreement of a Construction Environmental Management Plan.

Consequently, and for the wider range of reasons set out in the main report, officers remain of the view that the proposed development is acceptable, subject to the imposition of conditions and the completion of an agreement under s106 of the Town and Country Planning Act to secure affordable housing, financial contributions towards education provision, highways improvements and sport and recreation and a mechanism to ensure the delivery of biodiversity net gain.

Conditions

Following the publication of the main report, some minor amendments have been made to recommended draft condition no. 4, which sets out the list of approved plans. The amendments simply correct some errors in the drawing numbers listed. It is recommended that Members agree to substitute the wording of condition 4 as provided in the main report with the following wording:

4. The development hereby granted permission shall be carried out in full accordance with the following approved plans:

Site Location Plan 31196-00 Rev C (Figure MP01)
Site Boundary Plan with Land Split 31196-00 (Figure MP02) D
Overall Site Plan 31196-04 D
Site Boundary Plan with Land Split 31196-00 (Figure MP02) - D
Parameter Plan - Access and Movement 31196-ind03 (Figure MP04) E
Parameter Plan - Development Quantum and Scale 31196-ind03 (Figure MP05) D
Parameter Plan - Green Infrastructure 31196-LN-LP-10 A (Figure D6)
Existing Site Plan (Aerial) 31196-00 (Figure MP03) 31196-00 (Figure MP03) D
Landscape Strategy Plan 31196-LN-LP-08, revision B
Parking Schedule (Cell A) - 1N/PENSHAW/28-01, revision A
Hard and Softworks Plans - Sheet 1 31196 LN-LD-101, revision C
Hard and Softworks Plans - Sheet 2 31196 LN-LD-102, revision C
Hard and Softworks Plans - Sheet 3 31196 LN-LD-103, revision C
Hard and Softworks Plans - Sheet 4 31196 LN-LD-104, revision C
Hard and Softworks Plans - Sheet 5 31196 LN-LD-105, revision C
Timber Platform LN-LD-107
Planting Schedules and Notes - Sheet 6 31196 LN-LD-104 A B
Proposed Finished Floor Levels Sheet 1 of 6 20045-05 P7
Proposed Finished Floor Levels Sheet 2 of 6 20045-06 P6
Proposed Finished Floor Levels Sheet 3 of 6 20045-07 P3
Proposed Finished Floor Levels Sheet 4 of 6 20045-08 P3
Proposed Finished Floor Levels Sheet 5 of 6 20045-09 - P1
Proposed Finished Floor Levels Sheet 6 of 6 20045-10 - P1
Proposed Catchment Plan 20045-11 P5
Proposed Drainage Layout - Sheet 1 of 6 20045-31 P7
Proposed Drainage Layout - Sheet 2 of 6 20045-32 P6
Proposed Drainage Layout - Sheet 3 of 6 20045-33 P4
Proposed Drainage Layout - Sheet 4 of 6 20045-34 P5
Proposed Drainage Layout - Sheet 5 of 6 20045-35 - P1
Proposed Drainage Layout - Sheet 6 of 6 20045-36 - P1
Section 104 - Sheet 1 of 2 20045-41 P4
Section 104 - Sheet 2 of 2 20045-42-P2
Drainage Exceedance Routes 20045-71-P3
Bulk Earthworks 2045-101-P3
SUDs Details 20045-61 P1 P2
Detailed Cell 1N/PENSHAW/02- 01 H
Detailed Cell 1:500 1N/PENSHAW/02- 02 H
Enclosures 1N/PENSHAW/10- 01 - A
Materials Schedule 1N/PENSHAW/19- 01 - A
Ashenford NA20 Planning Elevation 1 NA20/7/PL2 B
Ashenford NA20 Planning Elevation 2 NA20/7/PL3 B
Ashenford NA20 Floor Plans NA20/7/PL1 D
Benford NA30 Planning Elevation 1 NA30/7/PL2 B
Benford NA30 Planning Elevation 2 NA30/7/PL3 B
Benford NA30 Floor Plans NA30/7/ PL1 D
Byford NA32 Planning Elevation 1 NA32/7/PL2 A
Byford NA32 Planning Elevation 2 NA32/7/PL3 A
Byford NA32 Floor Plans NA32/7/PL1 D
Coltham ND40 Planning Elevation 1 ND40/7/PL2 B
Coltham ND40 Planning Elevation 2 ND40/7/ PL3 B
Coltham ND40 Floor Plans ND40/7/PL1 F
Dunham ND41 Planning Elevation 1 ND41/7/PL2 A

Dunham ND41 Planning Elevation 2 ND41/7/PL3 A
Dunham ND41 Floor Plans ND41/7/PL1 E
Huxford ND42 Planning Elevation 1 ND42/7/PL2 B
Huxford ND42 Planning Elevation 2 ND42/7/PL3 B
Huxford NA42 Floor Plans NA42/7/PL1 E
Worham ND43 Planning Elevation 1 ND43/7/PL2 A
Worham ND43 Planning Elevation 2 ND43/7/PL3 A
Worham ND43 Floor Plans ND43/7/PL1 F
Kingham NA42 Planning Elevation 1 NA42/7/PL2 A
Kingham NA42 Planning Elevation 2 NA42/7/PL3 A
Kingham ND42 Floor Plans ND42/7/PL1 G
Manford NA44 Planning Elevation 1 NA44/7/PL2 A
Manford NA44 Planning Elevation 2 NA44/7/PL3 A
Manford NA44 Floor Plans NA44/7/PL1 D
Byrneham EMG31 Planning Elevation 1 EMG31/2020/PL3
Byrneham EMG31 Planning Elevation 2 EMG31/2020/PL3 A
Byrneham EMG31 Floor Plans EMG31/2020/PL2
Kingdale TNT31 Planning Elevation 1 TNT31/7/PL2 C
Kingdale TNT31 Planning Elevation 2 TNT31/7/PL3 C
Kingdale TNT31 Floor Plans TNT31/7/PL1 F
Garage Elevation Garages/PL2
Garage Floorplan Garages/PL1

in order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

Conclusion

The aforementioned additional public consultation exercise does not, however, expire until 12th October 2021. In the event no further representations are received prior to the expiry of the consultation period, or if representations are received which only raise matters which have already been addressed by the main report, it is recommended that Members be Minded to Grant Consent subject to the completion of an agreement under s106 of the Town and Country Planning Act.

In the event any additional representations are received which raise issues which have not already been addressed by the main report, the application would be returned to the next available Committee meeting to enable Members to consider the content of the representation and an updated recommended decision would be provided by officers.

RECOMMENDATION: MINDED TO GRANT CONSENT under Regulation 4 of the Town and Country Planning (General Regulations) 1992, subject to expiry of public consultation period with no further representations, or representations only raising matters already addressed by the main report, being received, the completion of an agreement under s106 of the Town and Country Planning Act 1990 (as amended) and subject to the draft conditions provided in the main report (with condition 4 amended as set out above).

