

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 10

Application ref. 17/00483/FUL

8 Barford Road, Newcastle

Since the publication of the main agenda report additional information has been received.

The applicant has submitted further plan information to address concerns regarding the impact of the development on a visually significant high amenity value tree (which is now protected by Tree Preservation Order). As well as a letter detailing the circumstances to making the application which includes a new home for his elderly mother (whom is disabled) who presently lives on the site and for family members to live in close proximity to allow day to day family care needs.

The revised views of the **Landscape Development Section** have been received on the additional application material submitted by the applicant concerning tree protection issues. In response they no longer have any objections subject to the following conditions:

- Dimensioned Tree Protection Plan
- Arboricultural Method Statement (detailed)
- Landscaping proposals (to include replacement trees for other trees on the site which will be lost)

In addition, a further 9 representations have been received raising the following objections:-

- The plan information submitted by the applicant contains discrepancies, is not accurate and misleading particularly in terms of level changes.
- The impact to the character of the area is unacceptable.
- Removing trees will also harm the character of the area.
- The development is overbearing in relation to the residents of Stockwood Road.
- The development will increase flooding and landslide risks.
- The foundation works and drainage works needed to make the site safe will be detrimental to neighbouring amenity.
- The development is not for bungalows but rather houses (one being partially 3 storeys to the rear).
- The proposal will be detrimental to neighbouring privacy.
- Local wildlife will be negatively impacted upon.
- Parking problems will result.

Officer's comments

As indicated in the main agenda report the applicant has submitted a financial viability case however the applicant has now indicated that he does not wish to pursue such a case at this time and is prepared to enter into a planning obligation to secure the required public open space contribution. As such independent advice as to whether the development can support such a contribution without rendering it unviable will not be sought.

The concerns regarding the impact of the development on the protected tree have now been satisfactorily addressed through minor adjustment to the design and layout of the development.

The additional objections to the development from neighbouring residents are acknowledged but have largely already been addressed in the main report to the item and can be dealt with through the imposition of appropriate conditions.

REVISED RECOMMENDATION

A) Subject and subject to the applicant entering into a Section 106 obligation by 12th October 2017 that secures a public open space contribution of £11,158 towards improvements to Guernsey Drive Play Area, and/or Wye Road Playing fields.

PERMIT subject to the following conditions:-

- 1. Time limit/plans.**
- 2. Materials.**
- 3. Approval of all boundary treatments.**
- 4. Approval of landscaping provision (to include replacement trees for other trees on the site which will be lost)**
- 5. Tree protection measures including:-**
 - Dimensioned Tree Protection Plan**
 - Arboricultural Method Statement (detailed)**
- 6. Prior approval of any site level changes.**
- 7. Prior approval and impetration of a noise assessment with any mitigation measures necessary.**
- 8. Construction hours be restricted to between the hours of 18.00 hours and 07.00 hours Monday to Friday, and not at any time on Sundays, Bank Holidays or after 13.00 hours on any Saturday.**
- 9. Approval and implementation of a Construction Management Plan.**
- 10. Provision of parking and turning areas in accordance with the approved plan and surfaced in a bound porous material.**
- 11. The integral garage for Plot 1 shall be retained for the parking of motor vehicles for the life of the development.**

B) Should planning obligation as referred to at A) not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of a play area or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.