

DELEGATED

**AGENDA NO 6.
PLANNING COMMITTEE**

4 JULY 2018

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT**

18/1179/FUL

**Land East Of The Forge Community Resource Centre, Clive Crescent, Norton
Construction of new Multi Use Games area**

Expiry Date 17 July 2018

UPDATE REPORT

SUMMARY

Since the original report to members, a revised plan has been received. Plan Reference A10576_01 received by the Local Planning Authority on the 2 July 2018.

The revised plan is not proposing any alterations to the proposed development; it was required as a technical error meant that the proposed MUGA was scaling of larger than the stated 25 x 18 metres. The revised plans now scale at the stated size 25x18m. The total area covered by the proposed development, including the proposed path, totals 555sqm.

Following the receipt of the revised plans and for the purpose of clarity the separation distance between the closest residential properties and the proposed MUGA are as follows;

- 17 Wolfe Road (approximately) 40 metres south east of the application Site
- 13 Clive Crescent (approximately) 40 metres south east of the application Site
- 38-44 Waterford Road (approximately) 53 metres south of the application Site. There is an additional green space buffer which separates the houses from the application site.
- 96 Somerset Road (approximately) 37 metres south west of the application Site
- The properties west along Somerset Road are in excess of 50 metres from the application site and are separated via the highways and Community Centre.
- The properties to the north along Somerset Road and to the east along Raleigh Road are all in excess of 70 metres away from the application Site

An outstanding consultation response from Northumberland Water has been received and is set out below: -

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the

anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

For information only

We can inform you that public sewers cross the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct 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.

Material Considerations

1. The revised plans now correlate with the proposed scale of development, as previously stated. The development has not changed, the original assessment of the proposed development is therefore still considered to be relevant.
2. This proposed development for a MUGA, which has previously been granted planning permission, is considered to be of an appropriate scale, design and layout for its setting, and as set out above achieves satisfactory spacing from surrounding properties. It is not considered that it will result in an adverse impact on the residential amenity of the occupiers of the surrounding properties.
3. The comments received have been forwarded to the Agent to enable them to liaise directly with Northumberland Water. An additional Informative is however recommended advising them that discussions are held with Northumberland Water to ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

CONCLUSION

4. The revised plan and additional consultation response do not alter the recommendation of the main report, which is that the application be approved with conditions.

Director of Economic Growth and Development
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Norton North
Ward Councillors	Councillor S I Nelson LLB(Hons) BA (Hons)
Ward Councillors	Councillor Mrs Kathryn Nelson