

PRE-APPLICATION DEVELOPER FORUM - MINUTES

16th April 2014

Proposal: Residential development

Location: Tunstall Farm



Attendees:

Councillor Rob Cook (in the Chair)

Councillors Jim Ainslie, Paul Beck, Keith Fisher, Mary Fleet, Sheila Griffin, Marjorie James, Carl Richardson, Jean Robinson and Linda Shields

Peter Devlin, Chief Solicitor, HBC

Alastair Smith, Assistant Director (Neighbourhoods), HBC

Damien Wilson, Assistant Director (Regeneration), HBC

Jim Ferguson, Planning Team Leader (DC), HBC

Andrew Carter, Senior Planning Officer, HBC

Sinead Turnbull, Senior Planning Officer, HBC

Jane Tindall, Planning Officer, HBC

Helen Williams, Planning Officer, HBC

Mike Blair, Highways, Traffic and Transport Manager, HBC

Adele Wilson, Community Regeneration and Development Co-ordinator, HBC

Adrian Hurst, Principal Environmental Health Officer, HBC

Zoe Craig, Senior Environmental Health Officer, HBC

Fiona Stanforth, Regeneration Officer, HBC

Kate McCusker, Commercial Solicitor, HBC

Jo Stubbs, Democratic Services Officer, HBC

Tom Baker and Neil Morton, GVA

Brian Cunningham, Neil Duffield and John Foster, Taylor Wimpey

Mike Leach, Park Residents Association

Brian Gayle, Park Residents Association

Andrew Lowdon, Queensberry Design

Tim Speed, Tim Speed Consulting

Steve Wharton, Northumbrian Water

Craig Atkinson, Kathleen Ayre, Ian Campbell, Mavis Frame, Graham Frankland, Fran Johnson, Ted Jackson, Valerie Lister, Jane Mitchell, Frederic & Maria Rayment and Robert Smith

John Foster, the Technical Director of Taylor Wimpey, introduced a number of speakers present to give a brief overview of their proposals for housing at Tunstall

Farm. They would address what he considered to be the main planning issues arising from the proposal, policy, highways and flooding. Neil Morton, a planning consultant, discussed the key planning policies which related to this development explaining how the lack of a local plan and the Council's failure to have a 5 year supply of deliverable housing were key considerations in the determination of any future application. Tim Speed, a highways and transportation consultant, explained their analysis of the current situation and their plans for improvements to the current traffic infrastructure in the area to mitigate for any impacts arising from the development which included the addition of a right turn marker on one junction (Elwick Road/Woller Road), a new pedestrian crossing and improvements to the traffic signals. Andrew Lowdon, a flooding and drainage consultant, advised that the site proposed for the housing had the lowest risk of flooding in the area. He acknowledged the recent flood alleviation scheme and that a review of recent flooding in the area had concluded that flooding was primarily caused by trash collecting in screens in drainage system. In the review recommendations were made as to further improvements needed and Taylor Wimpey would make funding available to carry out these repairs ahead of schedule. He considered that the drainage proposals which would be brought forward by the development, which would seek drainage directed, away from Valley Drive, to the east and include on site storage would reduce the risk of flooding. In terms of sewerage Northumbrian Water had confirmed that the existing sewers had the additional capacity needed. There had been no reports of internal flooding to properties in the Valley Drive area.

Following the presentation elected Members and interested parties raised the following issues to be considered in any subsequent planning application:

- Possible extensions and hardstanding under permitted development might increase flood risk - *Mr Lowdon confirmed that this could be accounted for in the drainage design*
- Visual impact - Elevation of site would cause significant visual intrusion into Valley Drive, Summerhill and the Burn Valley green wedge
- Concerns at access, flooding, significant gradient, a blind 90 degree bend on proposed Valley Drive access leading to site, school traffic.
- Access should come from Catcote Road as was once proposed
- Additional traffic should skirt congested areas
- Flooding problems at moment and could be moved downstream
- Volume of surface water infrastructure (under road pipes, attenuation ponds) should be increased
- Sewage and water drainage improvements should be resolved prior to any further development
- Traffic issues should be resolved prior to any further development.
- Decision that Environmental Impact Assessment is not needed should be reconsidered

- Flooding to homes and shops happens frequently - not reported
- Roads not currently wide enough – markings and lights will not improve this
- Previously proposed 60 executive houses on site – now double that – too much
- Bungalows would be preferable to two or three-storey houses – *Mr Foster indicated houses would be predominately two-storey, definitely no three-storey houses*

Following the comments Mr Foster thanked the Forum and confirmed that he would be happy to meet with any and all interested parties. The comments made at this forum had been noted and dialogue with residents would be continued as part of the development process.