

Tabled Papers – Item 8A - Application DC/23/01002 The Queens Head, Queens Road, Erwarnton, IP9 1LN

Please note paragraphs 4.1, 4.2, and 4.3 of the report contained a grammatical error and should read as below:

- 4.1. The site is closely related to a bus stop providing a school service with one stop at approximately 8am in the morning and a returning bus at 4pm. The closest location for regular services is likely to be that of Shotley, some 1.4 miles away to the centre of the village.
- 4.2. The connections between the site and the services available within Shotley are near enough non-existent, with no footpaths joining the site to the services in Shotley, and only one bus service a day being provided. Due to the limited services available in Erwarnton, it is considered that significant reliance on the private vehicle is to be expected to access wider services.
- 4.3. Paragraph 105 of the NPPF states that '*opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making*'. In this instance the proposal is to make use of a currently redundant building and is to be brought back into an optimum viable use. The proposal is therefore deemed acceptable in this regard.