



**North Tyneside Council**

# Planning Committee

12 February 2021

Dear Councillor,

With reference to the agenda for the meeting of Planning Committee to be held on Tuesday 16 February 2021, I enclose the following additional papers for consideration at the meeting:

<b>Agenda Item</b>	<b>Page</b>
<b>6. 20/01582/FUL, Land South of Elton Street East, Wallsend</b>	<b>3 - 4</b>
To determine a full planning application from Assura Aspire Limited for the construction of new medical centre (D1 Use Class) with associated clinical support offices, parking, landscaping and associated works.	

Yours sincerely

Michael Robson  
on behalf of the  
Head of Law and Governance

**Members of the Planning Committee:**

Councillor Ken Barrie

Councillor Brian Burdis

Councillor Sandra Graham

Councillor Frank Lott (Chair)

Councillor Willie Samuel

Councillor Frances Weetman

Councillor Trish Brady (Deputy Chair)

Councillor Linda Darke

Councillor Muriel Green

Councillor Paul Richardson

Councillor John Stirling

## 11.02.2021 ADDENDUM

### Item No: 6

<b>Application No:</b>	<b>20/01582/FUL</b>	Author	Rebecca Andison
Date valid:	12 October 2020	:	
Target decision date:	11 January 2021	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

**Location: Land South of Elton Street East Wallsend Tyne and Wear**

**Proposal: Construction of new medical centre with associated clinical support offices, parking, landscaping and associated works(REVISED SITE LAYOUT AND ADDITIONAL GAS MONITORING INFORMATION)**

Applicant: Assura Aspire Limited, Cooper The Brew House Greenhalls Avenue Warrington WA4 6HL

Agent: Peacock + Smith, Steve Buckley 53 King Street Manchester M2 4LQ

**RECOMMENDATION:** Application Permitted

### 1.0 Conditions

1.1 The applicant has requested amendments to a number of the recommended planning conditions.

1.2 Condition 1 has been amended to include three additional documents.

1) The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

- Application form
- Site location plan 1662-090 Rev.A
- Proposed elevations 1662-300 Rev.C
- Proposed floor plans 1662-201 Rev.J
- Proposed roof plan 1662-202 Rev.B
- Proposed site plan 1662-105 Rev. N
- Planting strategy 2194-COL-XX-DR-L-6000 Rev.02
- **ARP Geotechnical stage 2 Geo-Environment report reference AUR/04r2 dated 9th October 2020.**
- **ARP Associates Flood Risk Assessment reference 2102/04r1 dated 29th September 2020.**
- **ARP Associates Foul and Surface Water Drainage strategy reference 2102/04r2 dated 29th September 2020.**

Reason: To ensure that the development as carried out does not vary from the approved plans.

1.3 A construction method statement has been submitted and agreed by the Manager of Environmental Health and the Highway Network Manger. Therefore Condition 4 has been amended to:

4) The development shall be carried out in complete accordance with the submitted Construction Method Statement and site set-up plan.

Reason: To ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

1.4 Condition 17 has been extended to allow opening from 07:00 given that GP working times have changed since the Covid pandemic. The Manager of Environmental Health has confirmed that she has no objections to this.

17) The development shall not open to customers/patients outside the hours of 07:00 and 21:00 on any day.

Reason: To safeguard the occupiers of adjacent properties from undue noise of other associated disturbance having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

1.5 Changes have also been requested to conditions 18, 29,30, 31 and 34, which relate to tree protection measures. These changes are being considered by the Landscape Architect. An update will be reported to Committee.