



**North Tyneside Council**

# Planning Committee

12 February 2021

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee to be held on 16 February 2021 I enclose a further addendum to the following report.

<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.	

Your 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

## 12.02.2021 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 An addendum was circulated on 11.02.2021 which set out a number of changes to the recommended planning conditions. Further amendments are set out below.

### 1.2 Condition 28

Prior to the commencement of any site clearance works (including demolition works, tree works, soil moving, hardstandings, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), tree protection shall be installed in accordance with the revised Tree Protection Plan submitted by Woodsman Arboricultural Consultancy (V2 2021). The tree protection fence is to be of a type and height as described in the AMS (Section 6 and Appendix 4). The area surrounding each tree group within the approved protective fencing shall be protected for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority **except where works have been agreed within the RPA. Where works are required within the RPA the fencing shall be re-instated as soon as practical and all works carried out in accordance with condition 31.** Photographic evidence is to be submitted on completion of the installation of the fence. This condition may only be fully discharged on the submission of satisfactory photographic evidence.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to ensure trees

and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

29) No trees, shrubs or hedges within the site which are shown as being retained on the submitted Tree Protection Plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans, **the tree pruning specification set out in condition 34** or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

33) **Prior to the commencement of work on any service installations** a plan indicating the position of all new services (utilities, lighting and drainage) shall be submitted to and approved by the Local Planning Authority. The location of services is to be considered in relation to the TPP with details of excavation and installation. Thereafter the development shall be carried out in accordance with the approved details.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).