



North Tyneside Council

Planning Committee

1 July 2022

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee to be held on 5 July 2022, I attach for your consideration an addendum to the Planning Officer's report in relation to the following item:

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| 6. 21/02191/FUL, Land South of Roddam Close, Backworth | 3 - 4 |
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To determine a full planning application from Northumberland Estates for change of use of land and construction of extra care facilities (Class C2), health and wellbeing hub (Use Classes E(b), E(d), E(g)(i), F2(a), F2(b) and ancillary uses), integrated frailty hub (Use Classes C2, E(e) and E(g)(i) with E(d) and other ancillary uses), a children's nursery (Use Class E(f)) and residential dwellings for people in later life (Use Class C3(a)) together with access roads, car parking areas, landscaping areas, SuDS basins and other ancillary works.

Circulation overleaf ...

Members of the Planning Committee:

Councillor Ken Barrie
Councillor Muriel Green
Councillor John Hunter
Councillor Tommy Mulvenna
Councillor Paul Richardson (Deputy Chair)
Councillor Jane Shaw

Councillor Julie Cruddas
Councillor Margaret Hall
Councillor Chris Johnston
Councillor John O'Shea
Councillor Willie Samuel (Chair)

ADDENDUM 1 – 30.06.2022

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|------------------------|---------------------|--------|---------------|
| Application No: | 21/02191/FUL | Author | Maxine Ingram |
| | | : | |
| Date valid: | 14 October 2021 | ☎: | 0191 643 6322 |
| Target decision date: | 13 January 2022 | Ward: | Valley |

Application type: full planning application

Location: Land South Of Roddam Close Backworth NEWCASTLE UPON TYNE

Proposal: Change of use of land and construction of extra care facilities (Class C2), health and wellbeing hub (Use Classes E(b), E(d), E(g)(i), F2(a), F2(b) and ancillary uses), integrated frailty hub (Use Classes C2, E(e) and E(g)(i) with E(d) and other ancillary uses), a children's nursery (Use Class E(f)) and residential dwellings for people in later life (Use Class C3(a)) together with access roads, car parking areas, landscaping areas, SuDS basins and other ancillary works - amended description and revised plans and documents received 08.04.2022

Applicant: Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

Agent: Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

RECOMMENDATION: Minded to grant legal agreement req.

The applicant has requested condition 26 relating to the hours operation to be amended to allow for longer hours of operation for staff to deal with shift work and operational requirements until 23:00 hours.

The Manager of Environmental Health (Pollution) has advised that they have no objection to the staff being onsite after the times stipulated within the planning condition but would have concerns over potential noise nuisance arising from class E (d) and F2(b). If possible, I would have no objection to the condition being amended to include for the later time if after 21:00 hours the condition restricts to staff only.

It is proposed to amend Condition 26 to read as follows:

The following uses shall only be operational between the following times:

- Use Class C2 (frailty hub and extra care) and Use Class E (e) provision of medical or health services operational all day.
 - Use Class E(d) indoor sport, recreation, or fitness Mondays to Fridays 08:00-21:00; Saturdays and Sundays 09:00-18:00. Staff only can use these facilities up until 23:00.
 - Use Class E (f) nursery 07:00 - 18:00 Monday to Fridays; 09:00-12noon Saturdays and no operation on any Sunday.
 - Use Class E(g) (i) offices for operational and administrative functions 08:00-18:00 Mondays to Fridays; 09:00-12noon Saturdays and no operation on any Sunday. Staff only can use these facilities up until 23:00 Monday to Saturdays only.
 - Use Class F2(a) shop selling goods/foods 08:00-21:00 Mondays to Fridays and 09:00-18:00 Saturdays and Sundays.
 - Use Class F2 (b) meeting places for use by local community 08:00-21:00 Mondays to Fridays and 09:00-18:00 Saturdays and Sundays. Staff only can use these facilities up until 23:00.
- 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).