



North Tyneside Council

Planning Committee

29 July 2022

Dear Councillor,

With reference to the agenda previously circulated for the Planning Committee meeting to be held on Tuesday, 2 August 2022, please find attached for your consideration an addendum to the planning officer's report in relation to the following item:

Agenda Item	Page
7. 22/00456/FULH, Bay View Bungalow, Norma Crescent, Whitley Bay, Tyne and Wear, NE26 2PD	3 - 6

To determine an application for the installation of new 2.4m steel mesh fencing to perimeter, replacing existing approx 1.7m high steel fencing to prevent trespass. Adjustment to existing brick wall at entrance to provide manual pedestrian pass gate into property adjacent to existing powered vehicular access gates

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)
Councillor Peter Earley (Substitute)

ADDENDUM (28.07.22)

Application No: 22/00456/FULH Author: Julia Dawson
Date valid: 21 March 2022 ☎: 0191 643 6314
Target decision date: 16 May 2022 Ward: Whitley Bay

Application type: Householder Full application

Location: Bay View Bungalow Norma Crescent Whitley Bay Tyne And Wear NE26 2PD

Proposal: Installation of new 2.4m steel mesh fencing to perimeter, replacing existing approx 1.7m high steel fencing to prevent trespass. Adjustment to existing brick wall at entrance to provide manual pedestrian pass gate into property adjacent to existing powered vehicular access gates

Applicant: Mr and Mrs English, Bay View Bungalow, Norma Crescent Whitley Bay NE26 2PD

Agent: Ainsworth Spark Associates, Peter Nugent 9 Summerhill Terrace Newcastle Upon Tyne NE4 6EB

RECOMMENDATION: Application Refused

INFORMATION

Supporting Statement from Applicant

The following is a statement from our family to help the committee to understand the background to our submission for a replacement fence. We feel that to explain our reasons for a higher fence, (that is currently in place), it would be helpful to bullet point those reasons and explanations. Kindly note, the following.

* There are long-standing issues, tolerated for many years, of uninvited guests (trespassers) entering our garden, by way of scaling the current fence.

* The property sits on a headland, and the cliff top is a magnet for lots of people, the majority of which will access out of curiosity and will exit the land from where they came.

* Certain groups of young people, (mainly young males) use the cliff top, to enter the sea (tombstoning we believe it is named), and to engage in anti-social behaviour, which invariably includes alcohol and drug use. It is this type of person who will trespass across our garden as it is easier to do so than climb back down the cliff top. There are times when the garden has been used as a dust bin, and we have had to collect beer cans, food wrapping etc.

* The police are aware of our address being a 'hot spot' and have been called on many occasions, often attending when the trespassers have left the area. This is naturally not a priority for Northumbria police, especially over the summer months when their resources are stretched, nor would we expect to be.

* We feel that the responsibility for the security of our property lies with us, and in the past have taken steps, such as having signs made to warn off trespassers, stating that this is private property, and also to warn of danger in climbing the cliff top. This signage was subsequently torn down and thrown into the sea. We have had extra fencing erected outside of the perimeter fence to deter uninvited visitors from accessing dangerous areas where there has been land erosion and to deter from them entering an area which has no return, these fences (at great cost) were kicked down over a period of time, some ended up in the sea and some used to build fires on the beach below.

* The current fence is 1.8 meters high and can be easily scaled. The terrain around the outside of the perimeter fence rises in places compared to the inside of the fence, in some places by one or two foot. This gives an advantage to those who desire to climb the fence, and they are simply undeterred by the height.

* The current fence is also in a rundown state due to various storms, and needs urgent replacing. We are desperate to replace it with something more aesthetically pleasing but also sufficiently robust to survive this exposed headland and high winds, but also for it to serve as security and a deterrent to uninvited guests.

* It is simply not worth replacing this fence at cost possibly up to £20,000 for it not to meet these requirements.

* Also, we have no desire to live in a property which is surrounded by an unattractive security fence, more in keeping with an industrial environment.

* We feel a higher fence will serve as a deterrent. The fence would be inobtrusive and pleasing on the eye, as it will be a link, powder coated, green in colour, with no unsightly security toppings. We feel that this will be suitable for a headland in a conservation area and will enhance the beautiful space.

* We have taken advice from a fence expert who advocates that higher fences are becoming more popular around private residences; they are considered a sympathetic and purposeful way to protect property.

* Our family spends a lot of time in the garden in all weathers. We have a severely disabled son, whose world has become much smaller with the Covid pandemic. He is extremely clinically vulnerable, and the garden is his safe haven. It is not acceptable that we have to endure uninvited guests rampaging across the garden. It is a frightening experience, and just recently, my wife and son were in the garden when five young men decided they would climb the fence, cross the garden and then exit over another fence. My wife confronted them, and they just shrugged and continued on their path. Additionally, on Sunday, three young people entered the garden via a segment of the existing fence, which had only a temporary repair following the storms end of last year. My wife had to escort them through the garden and out of the electric gates.

* We would be interested to know, what, if any, measures that North Tyneside have taken to stop trespassers from entering our land/property, from land that is their responsibility.

A couple of further points in relation to the planners report.

* point 8.2c-Under Design and Development; a safe environment that reduces opportunities for crime and anti-social behaviour; This is what we are trying to achieve.

* point 8.4c- Under Protection, Preservation and Enhancement etc....conserve and enhance the spaces between and around building including gardens, boundaries, driveways and footpaths. This is what we are trying to achieve.

* point 12.4 - Under Planning officer comments; The council's design officer has raised concerns with regard to the height of the proposed fence, which he considers inappropriate in this location, and has recommended that it be reduced to 1.8m in height. He has also noted gaps between the fence will measure 45 mm and has suggested a larger gap would improve the appearance of the fence whilst maintaining security. We do not have a problem with larger gaps, the comments regarding maintaining security are a nonsense.

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