



**North Tyneside Council**

# Planning Committee

10 March 2023

Dear Councillor,

With reference to the agenda previously circulated for the meeting of the Planning Committee to be held on **Tuesday, 14 March 2023** I attach for your consideration supplementary papers in relation to the following items:

<b>Agenda Item</b>	<b>Page</b>
6. <b>22/01122/FUL, Land at Centurion Park, Rheydt Avenue, Wallsend</b>  An addendum to the planning officers report.	<b>5 - 8</b>
7. <b>22/00886/FUL, Site of Former Trinity United Reformed Church, Esplanade Place, Whitley Bay</b>  An addendum to the planning officers report	<b>9 - 10</b>
9. <b>21/01774/FUL, Land at Former School House, Sandy Lane, Wideopen</b>  A written representation from Councillor Michelle Fox in lieu of her speaking as she is unable to attend.	<b>11 - 12</b>
10. <b>21/01513/FUL, Land South of Boundary Mills, Park Lane, Shiremoor</b>  An addendum to the planning officers report.	<b>13 - 14</b>

**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 Janet Hunter (Substitute)

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

## ADDENDUM (09.03.23)

<b>Application No:</b>	<b>22/01122/FUL</b>	<b>Author:</b>	Julia Dawson
<b>Date valid:</b>	23 June 2022	<b>☎:</b>	0191 643 6314
<b>Target decision date:</b>	22 September 2022	<b>Ward:</b>	Northumberland

Application type: full planning application

**Location: Land at Centurion Park, Rheydt Avenue, Wallsend, Tyne and Wear NE28 8SU**

**Proposal: Full planning application for the erection of 215no. residential dwellings with access, landscaping, sustainable drainage and associated infrastructure**

Applicant: Bellway Homes (North East), C/O Agent

Agent: Pegasus Group, Mr Jack Osgerby 3rd Floor Gainsborough House 34-40 Grey Street Newcastle Upon Tyne NE1 6AW

**RECOMMENDATION:** Minded to grant legal agreement req.

### Member of Parliament – Additional Objection

#### Mary Glendon MP for North Tyneside

In relation to the reconsideration of this planning application, I wish to restate my objection as previously outlined below.

As MP for North Tyneside Constituency, in stating my objection to this planning application, I fully concur with the objection letter submitted to the Councils Planning Department, on 18th August 2022, by Wallsend Boys Club. In particular the restrictions the development would place on the future expansion of the club, which in turn will directly affect the wider local community.

Furthermore, I have been contacted by constituents living in the area, who have serious concerns about the increased volume of traffic the housing development will bring and also pedestrian safety, in relation to the school sited adjacent to the proposed development and the narrow residential streets.

### Newcastle City Councillors

Cllr Paul Frew, Cllr Stephen Wood, Cllr Maureen Lowson (Walkergate)

Objection letter circulated.

### Additional Representations

11no. new objections, 3no. additional objections from individuals who have previously submitted objections and 3no. new objections from different occupants of properties with an objection already logged. The issues are summarised as follows:

### Highways Issues

- Huge concerns regarding children's highway safety.
- Inadequate access and road infrastructure.
- Increase in traffic.
- No mention of access to/from the Coast Road.
- Traffic issues on West Street will be compounded if the plans are approved and if the golf course entrance is moved to West Street.

#### Amenity

- Loss of open accessible open amenity space for residents/dog walkers/children to play, it should be turned into an amenity for the residents of north Tyneside not another new build housing estate.
- The area was sought out historically for leisure purposes and should remain so.

#### Character and Appearance/Design/Layout

- This is one of the only places in the locality of greenery

#### Environment/Greenspace/Biodiversity

- Increased pollution in the local area from over 300 cars from the 200+ homes.
- The land is prone to flooding.
- Nesting bats in this locality would surely be adversely affected.
- Negative impact on wildlife.
- Healthy trees will be felled.

#### Other

- As a Trustee of Benfield Juniors FC we do not want our children endangered by the visibility that will be gained to our young children by these new houses being built.
- Adverse effects on the Wallsend Boys Club (WBC) and their future.
- Will prevent WBC from expanding.
- Developers should be forced to use brownfield sites.
- New builds will be too expensive for local people.
- Green leisure area which seems to have been neglected over many years so it makes it easier to justify a new housing development on land 'not being used'.

### **Application: 22/01122/FUL**

We are writing to make clear our objection to application 22/01122/FUL as Walkergate Councillors. While the objection on technical grounds from officers at Newcastle City Council has been addressed the three ward Councillors remain opposed to this development in the interest of our residents. Mitigation of traffic concerns is second best and there remain outstanding issues for our residents.

#### **Traffic Volume**

We find the traffic projections provided to the committee to be unrealistically low. The only way in and out of the proposed development will Rhedyt Avenue, a substantial walk along what is (and despite proposed widening still will be) a narrow road which is unappealing to pedestrians. Without any amenities within the estate we find it unlikely that residents would regularly choose to walk to shops and services in Wallsend. Car ownership on the proposed development can be expected to be near universal and households will likely own more than one.

#### **Traffic Flow**

Streets between Rutland Road and Shields Road are not suitable for through traffic, which limits access to the nearest Primary Distributor Road. This leaves West Street via Rutland Road, or Appletree Gardens via streets in Walkerville. Given NTC has trialed a school street for Western Primary School (we are unsure of the outcomes from this and what the future plans are), there appear to be existing traffic, parking, and safety concerns on Rutland Road.

In Walkerville this more directly affects our residents as Alderwood Crescent, Greenwood Avenue, Cedarwood Avenue, and Appletree Gardens (East of Logan Road) are also not suitable for through traffic. These roads have needed significant traffic calming measures put in place over the years, they are entirely residential 20mph zones with speed humps and modal filters. Further modal filters to redirect new traffic is a second best option which limits the movement of current residents.

We suggest that a more sensible proposal for the golf club may be for housing at the other end of their land, oriented towards West Street and the Coast Road.

#### **Impact on Wallsend Boys Club**

The Wallsend Boy's Club is an important part of our community and we share their concerns for the future of the club. In Walkergate we have already experienced the kinds of problems which they outline on Cherrywood and we could only resolve these with access to additional parking at the nearby hospital. Such a solution is not an option in this case. We fully support their submission.

#### **Loss of Amenity and Wildlife**

The site is currently popular with dog-walkers, while quality of this space is not the best the point is that it is open and green. On a site visit we also noted the presence of rabbits and other wildlife not present in any other green space nearby, other open spaces are dominated by busy football pitches. We note that the Open Space Assessment and Biodiversity Net Gains Assessment are both losses overall, we believe this development would be a significant loss to those already living in the area.

Signed:

Cllr Paul Frew, Cllr Stephen Wood, Cllr Maureen Lawson.  
Walkergate Councillors, Newcastle City Council

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## ADDENDUM

(09.03.23)

**Application No:** 22/00886/FUL  
**Date valid:** 15 June 2022  
**Target decision date:** 14 September 2022

**Author:** Julia Dawson  
**☎:** 0191 643 6314  
**Ward:** Whitley Bay

Application type: full planning application

**Location: Site Of Former Trinity United Reformed Church Esplanade Place  
Whitley Bay Tyne And Wear**

**Proposal: Construction of 12 no Residential two storey terraces dwellings with  
private parking spaces and associated works**

Applicant: Fordinghall Ltd, Mr Bernard Dunner Bridge House 96 High West Street  
Gateshead NE8 1NA

Agent: Artisan Architecture, Mr David Parsons South Shields Business Works Henry  
Robson Way Station Road South Shields NE33 1RF

**RECOMMENDATION:** Minded to grant legal agreement req.

### Officer Report – correction

Para.12.7 **1no.** parking space **will** be provided within the rear curtilage of each dwelling, with direct access from the rear lane.

### Amended Conditions

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 A/3499/00, April 2022
- Detailed Landscape Proposals, L1001-ONE-ZZ-XX-DR-L-0201, rev,P01, 16.02.23
- **Proposed Site Layout Plan & External Works A/3499/05D, 07.03.23**
- Proposed Ground & First Floor Plans and Roof Plan, A/3499/03B, 24.02.23
- Proposed Elevations & Boundary Wall Detail, A/3499/04B, 24.02.23
- Foul & Surface Water Drainage Assessment, Issue no.1, 10.04.22
- **Proposed Drainage Layout, KB 589-02 (Rev.B), 12.04.22**
- **Proposed Maintenance Regime for Surface Water and Permeable Drainage**
- Coal Mining Risk Assessment Report, ref.GEOL21-9186, 31.05.21
- Ground Investigation Report, ref.GEOL21-9186, 03.03.22
- Design & Access Statement, rev.V2
- Biodiversity Net Gain Assessment, 23044 BNG v1 February 2023.
- **Construction Phase Plan, NFD 029, 01.03.23**
- **Email (sent 10:25hrs, 03.03.21) from David Charlton, New Forest Group, re. construction phase, noise and dust.**

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

4. The development shall be carried out in accordance with the Construction Phase Plan, NFD 029 01.03.23 and the measures set out within the email from David Charlton sent at 10:25hrs on 03.03.23. Construction shall not commence on any part of the development other than the construction of a temporary site access and site set up until these agreed measures are fully operational for the duration of the construction of the development hereby approved. If the agreed measures are not operational then no vehicles shall exit the development site onto the public highway. The approved scheme shall be implemented and complied with during and for the life of the works associated with the development.

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.

5. Condition deleted as no longer required as wheel washing, mechanical sweepers and dust suppression are addressed via condition 4.

7. Maintenance of the surface water drainage features and permeable paving must be carried out in accordance with the approved document entitled 'Proposed Maintenance Regime for Surface Water and Permeable Drainage' for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the drainage is adequately maintained for the lifetime of the approved development in accordance with policy DM5.12 of the North Tyneside Local Plan 2017.

8. Drainage must be installed in accordance with the approved details as set out in approved drawing 'Proposed Drainage Layout, KB 589-02 (Rev.B), 12.04.22' and 'Foul & Surface Water Drainage Assessment, Issue no.1, 10.04.22' and retained thereafter.

Reason: To ensure that adequate drainage is installed in accordance with policy DM5.12 of the North Tyneside Local Plan 2017.



**Ref: 21/01774/FUL**

**RE: Objection to the erection of a commercial gym and nursery with associated parking**

**Submitted by Cllr Michelle Fox.**

As you're aware this area is a conservation area and in the heart of residential dwellings as well as a nearby church.

In my capacity as the local councillor, I have had contact from residents who have made it clear to me that they are deeply concerned and distressed about this proposal going ahead, due to the adverse impact locally on wildlife, increase on traffic congestion, and how having a commercial business opposite their homes will impact their quality of life.

Like them, I have significant concerns regarding the suitability of a gym and nursery facility, in this residential area and believe it will have a significant adverse impact on the health and quality of life of nearby residents and the local wildlife and have outlined my reasons below:

Firstly, access to the Gym and Nursery on Sandy Lane, which is a cul-de-sac would increase footfall and car access and I believe cause significant issues with parking for residents and patrons alike.

Sandy Lane only has one route in and one route out for residents which would apply to any patrons of the gym travelling by car.

The parking area proposed to accommodate patrons is 17 vehicles.

There is no information regarding the capacity of the gym and nursery or the opening and closing times in the planning proposal, BUT I believe it is essential that these facts are considered at the planning stage in order to thoughtfully ascertain and assess the real-terms impact that this commercial business will have on nearby residents and local wildlife.

The proposal illustrates that the car park has provision for 17 cars but if we assume that the opening hours are similar to the opening hours of other gym facilities in North Tyneside, we can anticipate 12 hours of access, based on the opening times of 8am - 8pm.

Based on this assumption, during a period of 12 hours (with a patron parking to use the facilities for 90 mins in the gym, taking up 17 spaces) I would anticipate a turnover of 136 cars during a 12 hour day, entering and leaving the car park. Or, on a 7 day week: 952 cars entering and leaving the car park, onto a cul-de-sac which has only one route in and out. Thereby causing significant congestion and disruption to the biodiversity of the area.

I also believe, it is necessary to consider the capacity of the gym to identify if the proposed development is acceptable in terms of its impact on highway safety and parking provision which in my view it is not:

Based on the square footage proposed: 4,490 square footage and if we reasonably anticipate that 10 sq/ft equates to the space needed for each patron. This suggests a maximum capacity at any one time of 450 patrons. Even if we give this calculation the benefit of the doubt and half it to 225 patrons - there are still only 17 car parking spaces available.

I therefore think it is logical to expect that a significant proportion of cars would not be able to park in the gym car park during opening times, and will no doubt park on Sandy Lane, which raises concerns for the safety of local walkers who access dog walking routes both north and south of Sandy Lane and the biodiversity of this route, as well as car parking for residents. Many of whom are retired and/or elderly.

Therefore, due to access issues and the limitations of the onsite car parking outlined above, I believe this proposal will have a significant negative impact on this quiet residential area, on the welfare of residents and the indigenous wildlife, and that the area is wholly unsuitable for the construction of a gym, nursery and car park.

I do not believe that this development is acceptable in terms of its impact on highway safety and that sufficient parking is provided.

Therefore, I respectfully request that planning permission is not given in this instance.

Yours sincerely,

**Councillor Michelle Fox**

**Weetslade Ward.**

## ADDENDUM 1 – 09.03.2023

<b>Application No:</b>	<b>21/01513/FUL</b>	Author :	Maxine Ingram
Date valid:	30 June 2021	☎:	0191 643 6322
Target decision date:	29 September 2021	Ward:	Valley

Application type: full planning application

**Location: Land South of Boundary Mills Park Lane Shiremoor  
NEWCASTLE UPON TYNE**

**Proposal: Erection of a new discount foodstore (Use Class E) with access, car parking and landscaping and other associated works (Amended plans received 28.06.2022)**

Applicant: Lidl Great Britain Limited, C/O Agent

Agent: Rapleys LLP, Mr Marcin Koszyczarek 55 Spring Gardens Manchester M2 2BY

**RECOMMENDATION:**      Minded to grant legal agreement req.

Representations

Three representations supporting the application have been received:

-I would support this application for reasons of local employment, more choice of affordable shopping, having local shops within walking distance of a very large housing area. Also, there are good bus links for those that would need them. Some people have expressed worries about traffic but looking at the Lidl next to Rake Lane as an example, that has not impacted traffic at all.

-I think it will be great for the local people to have a Lidl store which is very accessible via walking, bus and metro, as I do not drive and cannot get to Aldi

because there is no buses that take me from my house in Shiremoor to Aldi and Home Bargains which is past Northumberland park, but Lidl would be the ideal location.