



North Tyneside Council

Planning Committee

24 August 2023

Dear Councillor,

With reference to the agenda previously circulated for the meeting of the Planning Committee to be held on **Tuesday, 29 August 2023** I attach for your consideration supplementary papers in relation to the following items:

Agenda Item		Page
6.	23/00925/FUL, G33-G48 Garage Adjacent To, 71-73 Bellshill Close, Wallsend	3 - 4
	To determine a full planning application from North Tyneside Council for the variation of condition 1 of planning approval 22/01672/FUL in order to show increase in height of walls, eaves and ridge height of the approved bungalows following receipt of detailed site levels.	
7.	21/00174/FUL, 1-2 East Parade, Whitley Bay	5 - 6
	To determine a full planning application from North Eastern Holdings Ltd for the demolition of existing building and erection of residential development comprising 19no. 2-bed apartments, with associated vehicular access, landscaping and other associated works.	

Circulation overleaf ...

Members of the Planning Committee

Councillor Sarah Burtenshaw

Councillor Julie Cruddas (Deputy Chair)

Councillor Chris Johnston

Councillor Jim Montague

Councillor Pat Oliver

Councillor Matthew Thirlaway

Councillor Steve Cox

Councillor Tracy Hallway

Councillor Pam McIntyre

Councillor John O'Shea

Councillor Willie Samuel (Chair)

ADDENDUM

Application No: 23/00925/FUL
Date valid: 10 July 2023
Target decision date: 4 September 2023

Author: Julia Dawson
☎: 0191 643 6314
Ward: Battle Hill

Application type: full planning application

Location: G33-G48 Garage Adjacent To 71-73 Bellshill Close Wallsend Tyne And Wear

Proposal: Variation of condition 1 of planning approval 22/01672/FUL in order to show increase in height of walls, eaves and ridge height of the approved bungalows following receipt of detailed site levels, and the location of solar panels and air source heat pumps. Substitution of approved drawing number 22014-HUSK-DR-ST-01-A-0302-P01 with 22014-HUSK-DR-ST-01-A-0302-P03 (Revised Plans & Description 23.08.23)

Applicant: North Tyneside Council, Mr Russell Pringle Quadrant The Silverlink North Cobalt Business Park North Tyneside NE27 0BY

Agent: Edwards Architecture, Mr Russell Edwards 5 Brewhouse Bank North Shields North Tyneside NE30 1LL

REVISED RECOMMENDATION

It is recommended that:

- a) the Committee indicates that it is minded to grant the application; and*
- b) the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission following expiry of the consultation period and subject to:*
 - i) the conditions set out in the planning officers report and any subsequent addendum(s); and,*
 - ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development; and*
 - iii) no further matters arising from the consultation period which, in the opinion of the Director of Regeneration and Economic Development, would justify reconsideration by the Committee.*

INFORMATION

Internal Consultee
Environmental Health

The air source heat pumps appear to be adjacent to each other and the building itself will screen the heat pumps to other neighbouring residential properties located behind the properties. Therefore, the recommended should suffice for this development.

Planning Officer Comments

Revised plans were submitted on 23rd August 2023 showing solar panels to the front and rear roof slopes and one air source heat pump adjacent to the front elevation of

each of the bungalows. These are for consideration as part of the current application. Public consultation letters have been sent to the occupants of properties surrounding the application site to advise them of the revised plans and description and to invite their further comments. The re-consultation period expires 14 days from 23rd August.

Officer advice is that the proposed solar panels are of a modest size and do not harm the visual amenity of the application site or the residential amenity of surrounding occupants, with particular reference to outlook. The proposed air source heat pumps are small in scale and appropriately located where they are not widely visible from the surrounding area and will not result in a harmful impact in terms of noise disturbance to surrounding residents, subject to the following condition:

Additional Condition

The Daikin Altherma 3 Low Capacity Monobloc Air Source Heat Pump must be installed in accordance with the approved details and shall thereafter be operated and maintained in full accordance with the manufacture's technical specifications and recommendations.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

ADDENDUM

Application No: 21/00174/FUL Author: Julia Dawson
Date valid: 19 January 2021 ☎: 0191 643 6314
Target decision date: 20 April 2021 Ward: Whitley Bay

Application type: full planning application

Location: 1 - 2 East Parade Whitley Bay Tyne and Wear NE26 1AW

Proposal: Demolition of existing building and erection of residential development comprising 19no. 2-bed apartments, with associated vehicular access, landscaping and other associated works

Applicant: North Eastern Holdings Ltd, C/o Agent

Agent: Lichfields, Mr Michael Hepburn Saint Nicholas Building Saint Nicholas Street
Newcastle Upon Tyne NE1 1RF

RECOMMENDATION: Minded to grant subject to legal agreement.

INFORMATION

Representations

Two additional objections have been received; summarised below:

- Site has become an unsecure eyesore and an environmental hazard since the demolition of the building. Dust and dirt result in negative impact on health. Appalling smell and it is filthy.
- We don't want an ugly, unsympathetic, overdeveloped, sea-view blocking, brutalist monstrosity bringing extra traffic to an already congested and unsafe road. All of our objections and concerns have been completely ignored.
- The building is too high, will dominate the coast and detract from the view of the Rex. It will block light and result in loss of view of skyline from nearby homes.
- Increased traffic flow. Insufficient parking provision and no visitor parking. Impact on pedestrian/cycle safety. Available space for bin collection? Has provision been made for electric car charging points?
- No space between development and care home – how will care home maintain downcomers?
- Proposal will exacerbate existing flooding problems.
- Side street will become a characterless brick wall.
- Possible impact on other amenities, such as Internet and TV signal in nearby homes.
- Lack of public consultation.
- If developer cannot afford S106 provision is there a risk that they will be unable to afford to complete the build?
- Social housing would be more appropriate.

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