



North Tyneside Council

Planning Committee

Monday, 25 September 2023

Tuesday, 26 September 2023 Room 0.02, Quadrant, The Silverlink North, Cobalt Business Park, NE27 0BY commencing at 6.00 pm.

Agenda Item	Page
7. 23/00704/FUL 11 Spanish City Plaza, Whitley Bay	3 - 4

To determine a full planning application from Mark and Lorraine Holmes for the construction of an external roof terrace and associated structures to the western elevation of the former Carlton Club.

Circulation overleaf ...

If you need us to do anything differently (reasonable adjustments) to help you access our services, including providing this information in another language or format, please contact democraticsupport@northtyneside.gov.uk.

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 (25.09.23)

Item No's: 2 & 3

Application No: 23/00704/FUL &
23/00705/LBC

Author: Julia Dawson

Date valid: 30 May 2023

☎: 0191 643 6314

Target decision date: 25 July 2023

Ward: Whitley Bay

Application type: full planning application

Location: 11 Spanish City Plaza Whitley Bay Tyne And Wear NE26 1BG

Proposal: Construction of an external roof terrace and associated structures to the western elevation of the former Carlton Club

Applicant: Mark And Lorraine Holmes,

Agent: Miss Amelia Robson, Savills (UK) Limited Belvedere 12 Booth Street
Manchester M2 4AW United Kingdom

RECOMMENDATION: Application Permitted

INFORMATION

Deleted Condition

The following condition is not necessary and it is recommended to be deleted (condition 15 of 23/00704/FUL and condition 7 of 23/00705/LBC):

Heritage new brickwork (DES06)

Prior to any building works being first commenced, a specification for new bricks, along with a photograph showing at least 4 bricks to provide a representative range of the colour and texture of the brick - together with a specification of the mortar mix, pointing profile and finish, jointing width and the bond of the brickwork, shall be submitted to and approved in writing by the Local Planning Authority. Where required, a sample panel of the brickwork using the bond, mortar and jointing/pointing proposed, shall be provided and retained during building works as a reference for the new brickwork. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of preserving the special architectural and historic interest of the listed building and/or the character and appearance of the conservation area having regard to Policy DM6.6 of the North Tyneside Local Plan 2017.

Correction to report (23/00704/FUL)

Paragraph 8.6 should read:

The above concerns are noted. However, the proposed terrace is to be located a considerable distance from the nearest residential dwellings (at least **45m** from the nearest dwelling on Elmwood Grove). This is a significant distance and it is therefore not considered that it would result in any harm to the existing outlook or privacy for the occupants of nearby dwellings. Whilst the terrace will be visible within the street

scene, it will not result in any obstruction of view from residential dwellings. The applicant has also commented on these concerns pointing out that the site is within a town centre location and the proposal would not create an unacceptable impact in terms of overlooking or privacy.