



**North Tyneside Council**

# Planning Committee

Thursday, 7 December 2023

**Tuesday, 12 December 2023** Room 0.02, Quadrant, The Silverlink North, Cobalt Business Park, NE27 0BY **commencing at 6.00 pm.**

<b>Agenda Item</b>	<b>Page</b>
<b>6. Land at Newsteads Drive, Whitley Bay, Tyne and Wear</b>	<b>5 - 8</b>
To determine a full planning application from Argon Property Development Solutions for the construction of a new medical centre with associated access and landscaping works on land to the east of Newsteads Drive, Whitley Bay, North Tyneside to replace the existing Beaumont Park Medical Centre at Hepscott Drive, Whitley Bay (Landscape Environmental Management Plan submitted 08.11.23)	
<b>8. 116 Woodbine Avenue, Wallsend, Tyne and Wear</b>	<b>9 - 10</b>
To determine a full planning application from Mr Taylor in respect of 116 Woodbine Avenue, Wallsend, Tyne and Wear for a proposed change of use from dwelling apartment to 7 bed HMO including 1 no rooflight to front and 1no rooflight to rear.	

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**11. 245-247 Station Road, Wallsend, Tyne and Wear**

**11 - 12**

To determine a full planning application from Mr Taylor for 245-247 Station Road, Wallsend, Tyne and Wear for proposed minor alterations to the rear Apartment 245. Proposed Change of Use of Apartment 247 to form an 8 bed HMO including loft conversion and 4 no Roof Windows.

**Circulation overleaf ...**

## Members of the Planning Committee

Councillor Willie Samuel (Chair)

Councillor Steve Cox

Councillor Tracy Hallway

Councillor Jim Montague

Councillor John O'Shea

Councillor Cath Davis

Councillor Julie Cruddas (Deputy Chair)

Councillor Ian Grayson

Councillor Chris Johnston

Councillor Pat Oliver

Councillor Matthew Thirlaway

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## ADDENDUM

(07.12.23)

### Item No: 1

**Application No:** 23/01265/FUL  
Date valid: 18 September 2023  
Target decision date: 13 November 2023

Author: Julia Dawson  
☎: 0191 643 6314  
Ward: Monkseaton North

Application type: full planning application

### Location: Land At Newsteads Drive Whitley Bay Tyne And Wear

**Proposal: Full planning application for the construction of a new medical centre with associated access and landscaping works on land to the east of Newsteads Drive, Whitley Bay, North Tyneside to replace the existing Beaumont Park Medical Centre at Hepscott Drive, Whitley Bay**

Applicant: Argon Property Development Solutions, C/o DPP Studio 015, Haylofts St Thomas' Street NE1 4LE

Agent: DPP, Jen Patterson Studio 015, Haylofts St Thomas' Street Newcastle Upon Tyne NE1 4LE

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

### INFORMATION

#### Additional Representations

1no. representation, 2no. support and 5no. objections. These are summarised below.

#### Representation:

As Head of Whitley Bay High School I would ask that consideration is given to a pedestrian crossing being located on the road between Sainsburys and the park. Large numbers of students go to Sainsburys at lunchtime and, given the extra junction and potentially more traffic this development would bring, I feel a pedestrian crossing would reduce a potential safety concern.

#### Support:

- Current surgery not fit for purpose.
- New building looks acceptable.

#### Objections:

- Damage to our estate, loss of green space, extra traffic congestion, parking issues, residents privacy and enhanced risk of injury to residents on an already busy Newsteads Drive is totally unacceptable!! Other sites were offered, there are other surgeries in the area, simply register elsewhere, and leave our estate as it is!!
- Loss of open space and wildlife corridor, breach of Council's own guidelines.
- The Coal Authority have replied the site is in a High-Risk Area, and that bore holes are required to determine the risk which have not been done, nor a licence granted to

enable these works. This cannot be a condition it must be done before determination as it's a material consideration.

- Contrary to policy DM3.5.
- Search for alternative sites is a paper exercise to make up numbers.
- Car park too small. Increase in traffic. Highway safety issues.
- Proposed development will restrict/prevent access to remainder of the land for stallholders at next year's fete.
- The only flat part of the park suitable for events is the centre triangle of green. Space at the opposite side is uneven ground with limited usage.
- Residents should have more say in what happens to green spaces.
- The proposed development, both during construction and once in operation, will result in harm to a local resident by way of exacerbating existing medical conditions.

#### Conditions/Reasons (amendments in bold)

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application Form 15.09.23
- Location Plan 1493 (SP)01 A1, 18.07.23
- Wider Context Plan 1493 (SP)04 A1, 18.07.23
- Proposed Elevations - Sheet 1, 1493 (00)04 A2, 14.11.23
- Proposed Elevations - Sheet 2, 1493 (00)05 A2, 14.11.23
- EV Charging Points, 1493 (SP)08 A1, 11.10.23
- Proposed Ground Floor Plan, 1493 (00)01 A1, 18.07.23
- Proposed First Floor Plan, 1493 (00)02 A1, 18.07.23
- Proposed Roof Plan, 1493 (00)03 A1, 18.07.23
- Proposed Section, 1493 (00)06 A1, 18.07.23
- Proposed Site Plan, 1493 (SP)03 A1, 18.07.23
- Indicative Sections and Details, POE\_252\_002 A, 14.07.23
- Landscape General Arrangement, POE\_252\_001 A, 14.07.23
- Planning Statement and Open Space Assessment, JP/LH/ER/5050NE/R001, Sept 2023
- Sustainability Statement, v1, 06.07.23
- Ecological Impact Assessment, Ref: RiderHunt\_NewsteadsDrive\_EclA1.4, 28.11.23
- BNG Metric 4.0
- Landscape Environmental Management Plan, ref: POE252-071123: Rep001, 22.11.23
- Noise impact assessment 10946.1A, 27.07.23
- Travel Plan Statement, Ref: 1106-ISTPS, rev.2, 31.07.23
- Transport Assessment, Ref: 1106-TA, rev.4, 31.07.23
- Flood Risk Assessment and Drainage Strategy, JK-7060, P02, July 2023
- Phase I Preliminary Contamination Risk Assessment & Coal Mining Risk Assessment, GEOL23-7723, 26.06.23
- Mineral Safeguarding Assessment, GEOL23-7723, 03.08.23
- **Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, Ref: ARB/AE/3156, July 2023**

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

12. Notwithstanding the approved plans, full details of the height, position, design

and materials of any chimney ~~or extraction vent~~ to be provided in connection with the approved development must be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to safeguard the amenities of adjoining properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

30. Prior to any building works being first commenced, details of ~~extractor vents~~ external features including heater flues, alarm boxes, meter boxes and satellite dishes shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing by the Local Planning Authority

31. Prior to their installation/construction, the following information must be submitted to and approved in writing by the Local Planning Authority:

- Detailed design of bin store
- Detailed design and location of **all external** vents (including details of colour coding to match external elevations)
- Detailed design of cycle shelter

Thereafter, prior to first occupation of the approved development, the works shall be carried out and completed in accordance with the approved details.

Reason: In the interest of visual amenity, having regard to Policy DM6.1 of the North Tyneside Plan.

45. On completion of the approved development and prior to its first occupation, written evidence of regular monitoring of the site to ensure compliance with the approved Arboricultural Method Statement **Ref: ARB/AE/3156, July 2023** must be submitted to and approved in writing by the Local Planning Authority. The formulation of the evidence will require the developer to appoint an arboricultural consultant, prior to commencement of the development, who will advise on the tree management for the site, undertake regular supervision visits during all stages of construction work to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

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## 07.12.2023 ADDENDUM

### Item No: 3

<b>Application No:</b>	<b>23/01439/FUL</b>	Author	Rebecca Andison
Date valid:	26 October 2023	:	
Target decision date:	21 December 2023	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

**Location: 116 Woodbine Avenue Wallsend Tyne And Wear NE28 8HE**

**Proposal: Proposed change of use from dwelling apartment to 7 bed HMO including 1no rooflight to front and 1no. rooflight to rear**

Applicant: Mr Taylor, Ford Rufus Ltd Sm Business Centre Barnfield Road Spennymoor DL16 6EL

Agent: Wardman Brown, Mr Lee Wardman 113 Stanhope House Stanhope Road South Darlington DL3 7SF

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

#### 1.0 Representations

1.1 1no. additional objection has been received to give a total of 57no. objections. No new concerns are raised.

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## ADDENDUM

### Item No: 6

<b>Application No:</b>	<b>23/01515/FUL</b>	Author	Rebecca Andison
Date valid:	6 November 2023	:	
Target decision date:	1 January 2024	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

**Location: 245 - 247 Station Road Wallsend Tyne And Wear NE28 8SA**

**Proposal: Proposed minor alterations to the rear Apartment 245.  
Proposed Change of Use of Apartment 247 to form an 8 Bed HMO  
including loft conversion and 4no Roof Windows**

Applicant: Mr Andrew Taylor, Ford Rufus Sm Business Centre Barnfield Road  
Spennymoor Durham DL16 6EL

Agent: WardmanBrown, Mr Lee Wardman 113 Stanhope House Stanhope  
Road South Darlington DL3 7SF

**RECOMMENDATION:** Application Permitted

#### 1.0 Representations

1.1 3no. additional objections have been received to give a total of 17no. objections. The following additional concerns are raised.

- Inappropriate design.
- Loss of privacy.
- Not in accordance with development plan.
- Traffic congestion.
- Will significantly alter the residential character of the neighbourhood.
- A higher turnover of residents may lead to less cohesive neighbourhoods.
- Does not appear to provide sufficient amenity space for the increased number of occupants.
- May set a precedent for similar developments in the area.
- Loud music and shouting late at night, which is already being noticed after the hostel that's already in the area.

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