



North Tyneside Council

Planning Committee

Friday, 8 December 2023

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

Agenda Item	Page
5. Planning Officer Reports	3 - 56

To receive the attached guidance to members in determining planning applications and to give consideration to the planning applications listed in the following agenda items.

Circulation overleaf ...

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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

Planning Committee

12 December 2023

Page 3

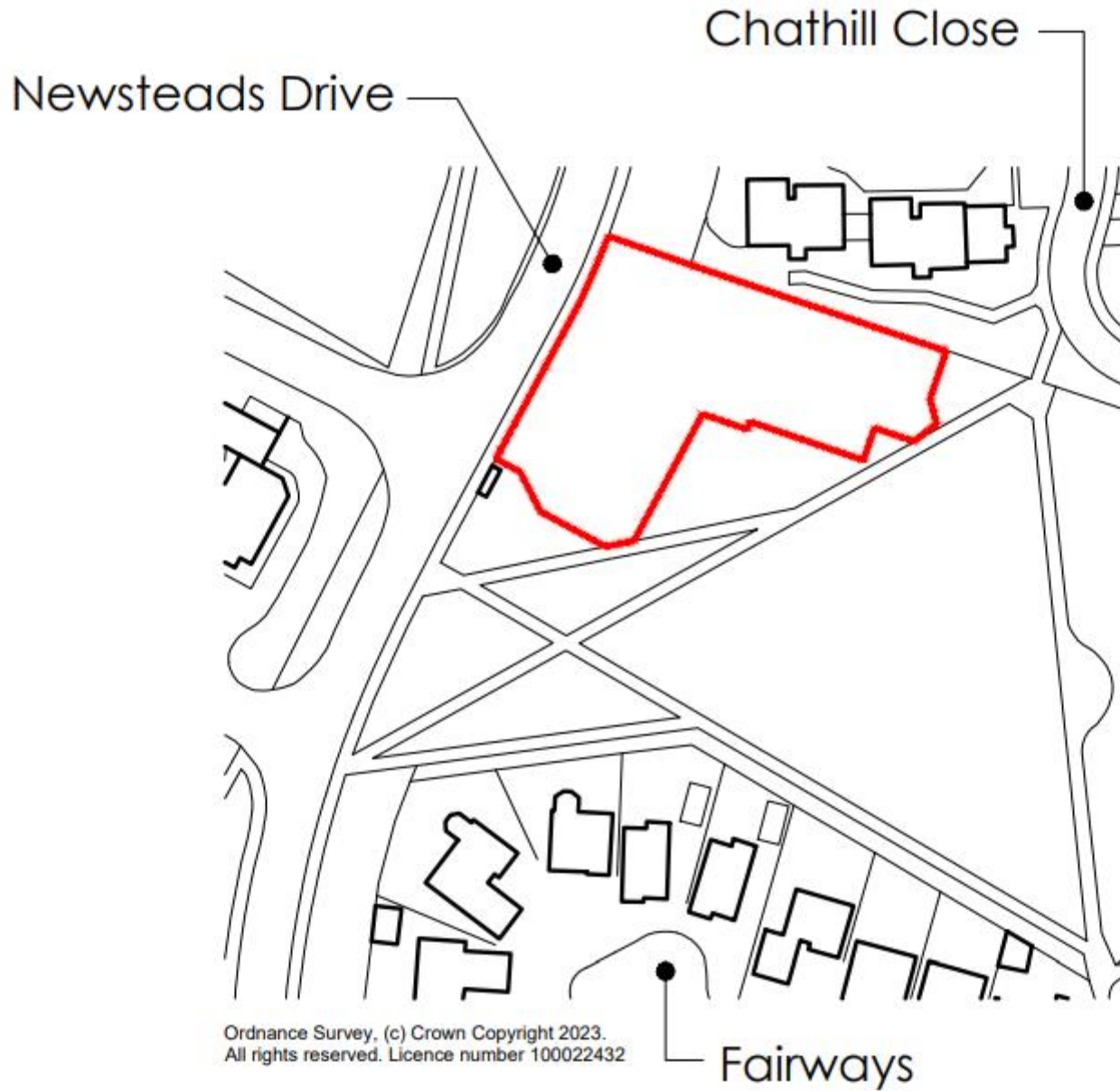
Agenda Item 5

23/01265/FUL

- Location: Land at Newsteads Drive, Whitley Bay
- 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

Ward: Monkseaton North





Chathill Cl

Newsteads Dr

Fairways

Meadowfield

Mount Way

Google

Pages

InPost Parcel Locker

Sainsbury's

Sainsbury's



Newsleads Drive

Page 7

NEW
MEDICAL
CENTRE

Amulance
Drop Off & Turning

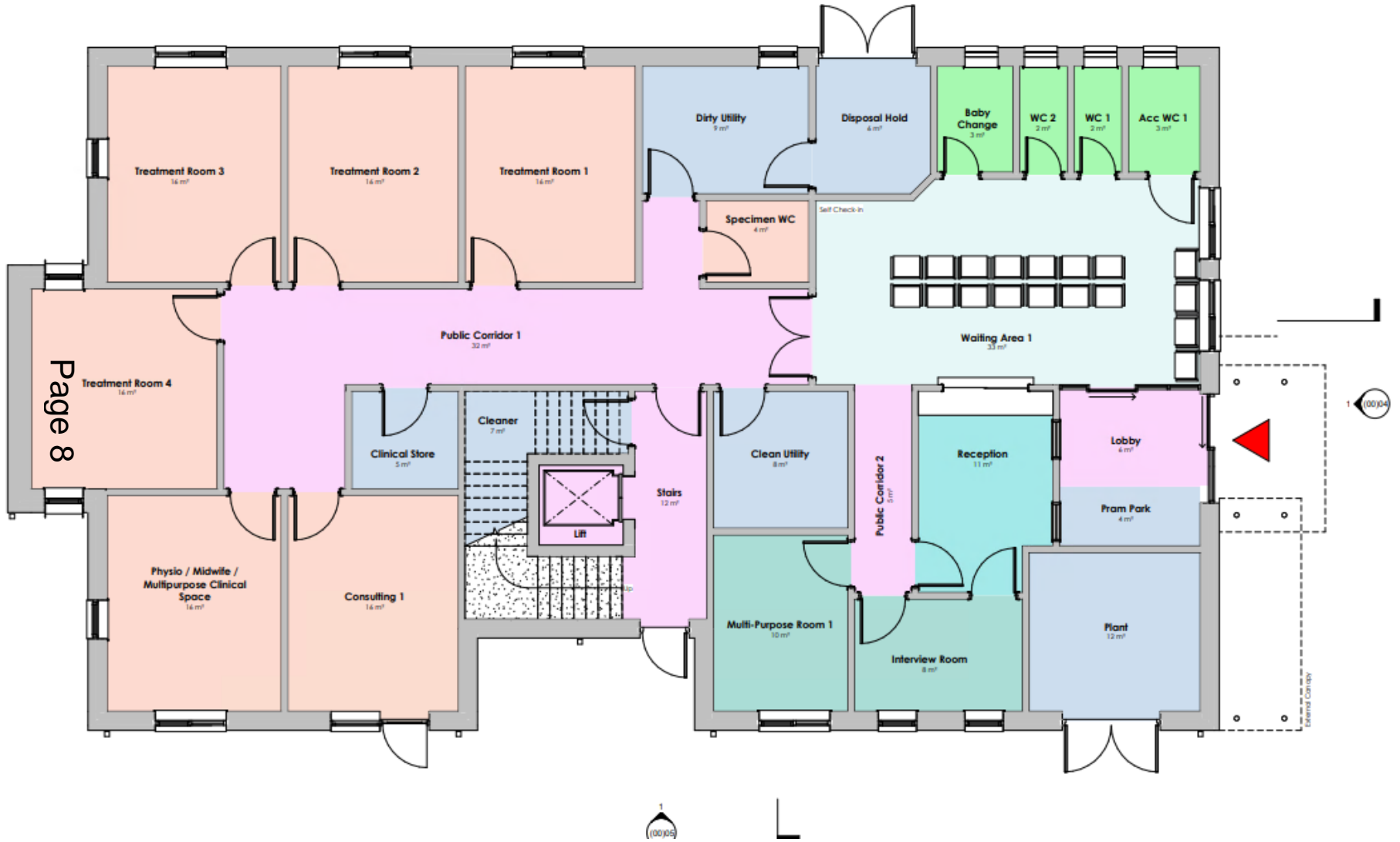
Bus Stop



IBARCHITECTS	
Unit 101, The Warehouse, Commercial Road, London, E15 2JF	
www.ibaarchitects.com	
Project:	PROPOSED MEDICAL CENTRE
Site:	PROPOSED SITE PLAN
Client:	ARGON PROPERTY DEVELOPMENT SOLUTIONS 100, Commercial Road, London, E15 2JF
Scale:	1:1000
Date:	17.08.20

APPROVAL
1493 (SP)03 A1





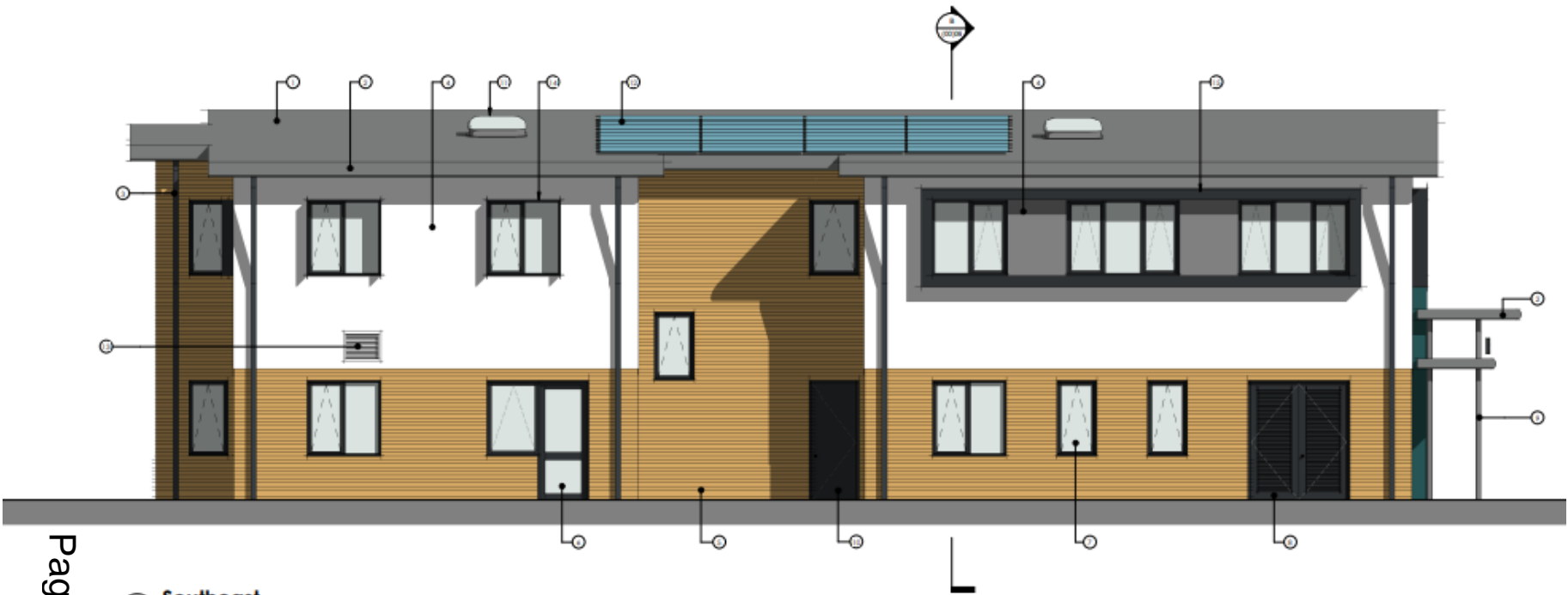


External Canopy



1 **Northeast**
1 : 50





1 Southeast
1 : 50

Page 11



vehicle sightlines and
protecting NWL guidance
surface water sewers.

delivery / drop
meable paving

age strategy
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flood.

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Page 11

SEEDING	DENSITY
3 per m ²	
5 per m ²	
5 per m ²	
5 per m ²	
5 per m ²	

TYPE	DENSITY
UNBALLED	AS SHOWN
HALLED	AS SHOWN
HALLED	AS SHOWN

POT	DENSITY
POT	5 per m ²
POT	5 per m ²
POT	5 per m ²
POT	5 per m ²
POT	5 per m ²
POT	5 per m ²

ORNAMENTAL SHRUBS			
SPECIES	SIZE (cm)	TYPE	DENSITY
<i>Cornus 'Henry Hall'</i>	40-60	3L/2 CG	3 per m ²
<i>Cornus 'Midwinter Fire'</i>	40-60	3L/2 CG	3 per m ²
<i>Hebe 'ablicare - Red Edge'</i>	25-30	3L/2 CG	5 per m ²
<i>Hebe 'plagiifolia - Subarctic'</i>	25-30	3L/2 CG	5 per m ²
<i>Lavandula 'Hidcote'</i>	25-30	3L/2 CG	5 per m ²
<i>Lonicera 'Maygreen'</i>	40-60	3L/2 CG	3 per m ²
<i>Mahonia 'Apollo'</i>	30-40	3L/2 CG	5 per m ²
<i>Potentilla 'Abbotswood'</i>	30-30	3L/2 CG	4 per m ²
<i>Sambucus 'Edward Bowler'</i>	25-30	3L/2 CG	5 per m ²
<i>Spiraea 'Tristram'</i>	35-40	3L/2 CG	4 per m ²

ORNAMENTAL PERENNIALS / GRASSES			
SPECIES	SIZE (cm)	TYPE	DENSITY
<i>Georgina cordata 'Purpurea'</i>	-	3L/2 CG FULL POT	5 per m ²
<i>Geranium macranthum 'Bevan's Variety'</i>	-	3L/2 CG FULL POT	7 per m ²

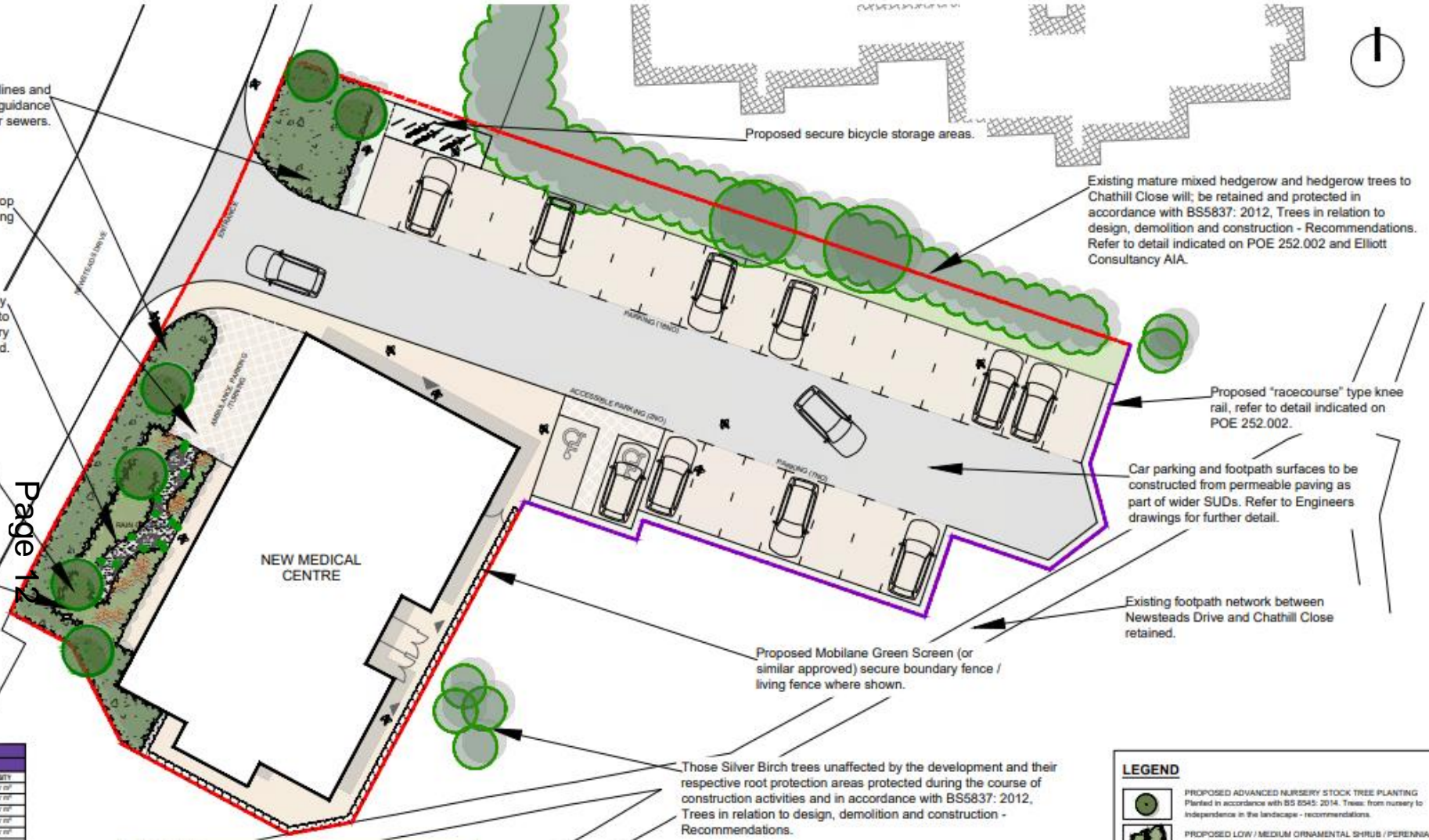
INDICATIVE GENERAL SOFT LANDSCAPE SPECIFICATION NOTES



INDICATIVE GENERAL SOFT LANDSCAPE SPECIFICATION NOTES

LEGEND

- PROPOSED ADVANCED NURSERY STOCK TREE PLANTING
Planted in accordance with BS 6843: 2014. Trees from nursery to independence in the landscape - recommendations.
- PROPOSED LOW / MEDIUM ORNAMENTAL SHRUB / PERENNIAL PLANTING TO RAIN GARDEN AND ORNAMENTAL AREAS
- PROPOSED MOBILANE GREEN SCREEN
- EXISTING TREE/VEGETATION RETAINED AND PROTECTED
- PROPOSED RAIN GARDEN
- PROPOSED BIRDS MOUTH FENCE
- SITE BOUNDARY









23/00634/FUL

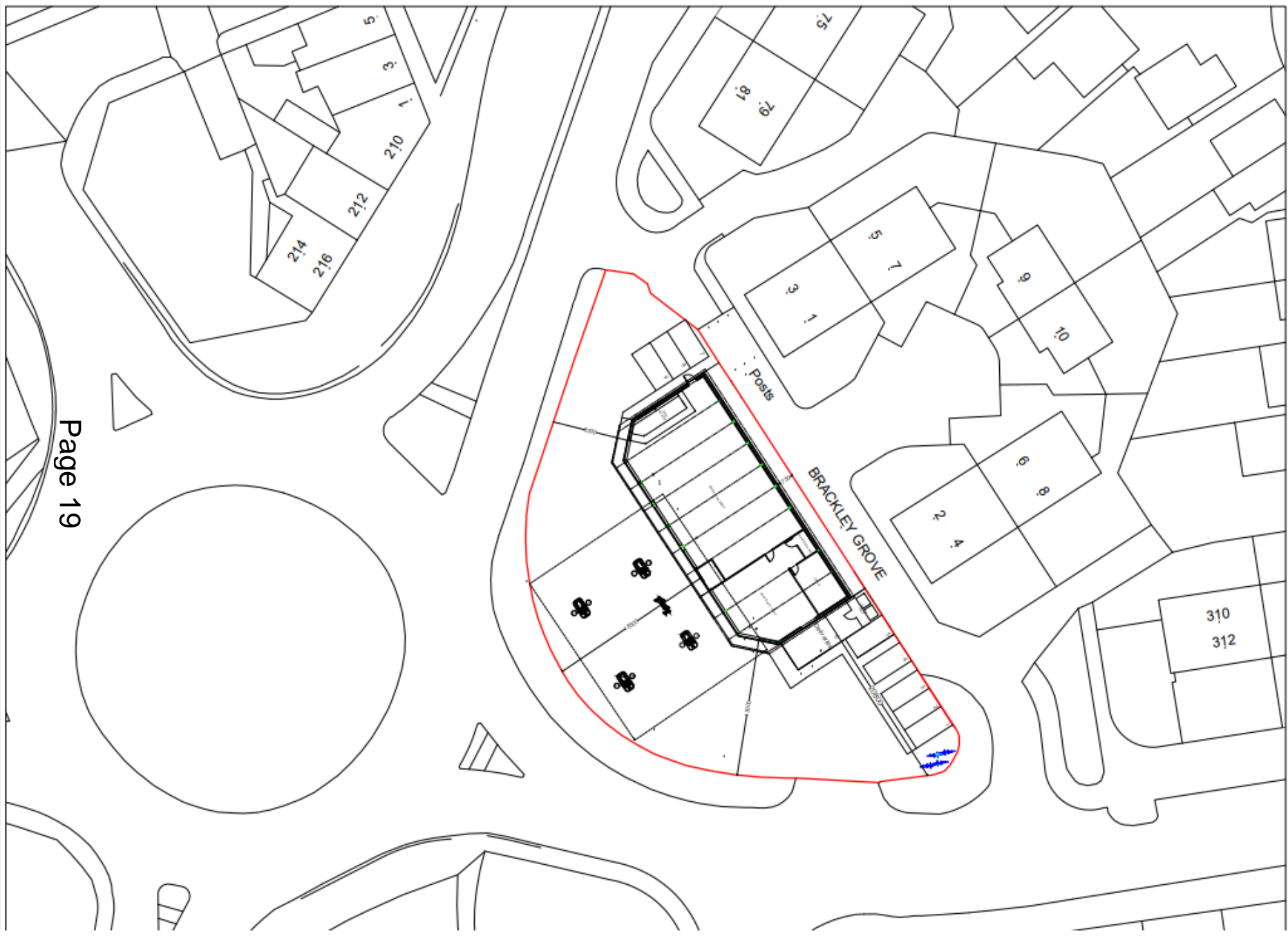
- Location: The Redburn, Wallsend Road, North Shields
- Proposal: The Erection of a fuel filling station, convenience store, canopy, petrol pumps, with associated access and car parking
- Applicant: Mr Ali Rezaei
- Ward: Chirton

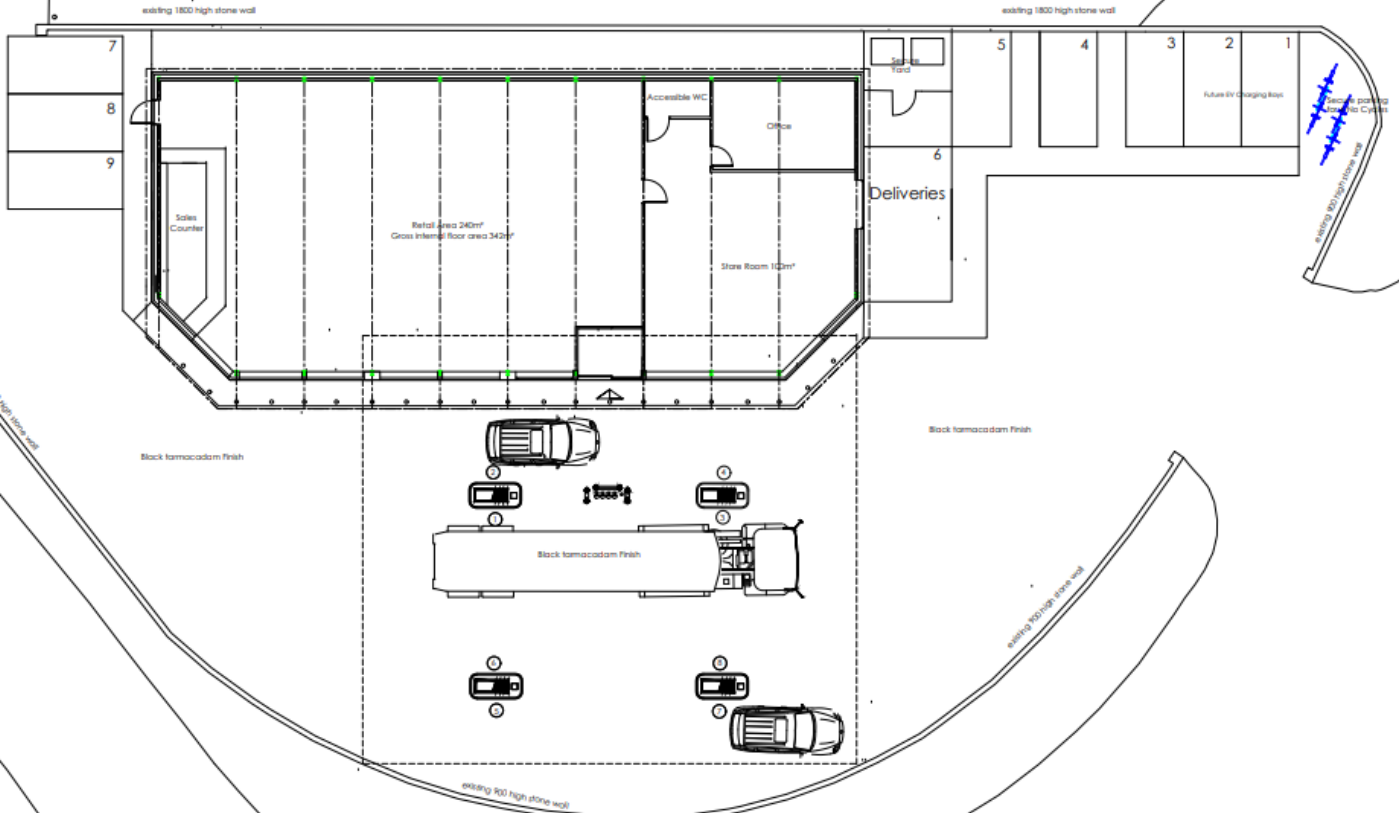


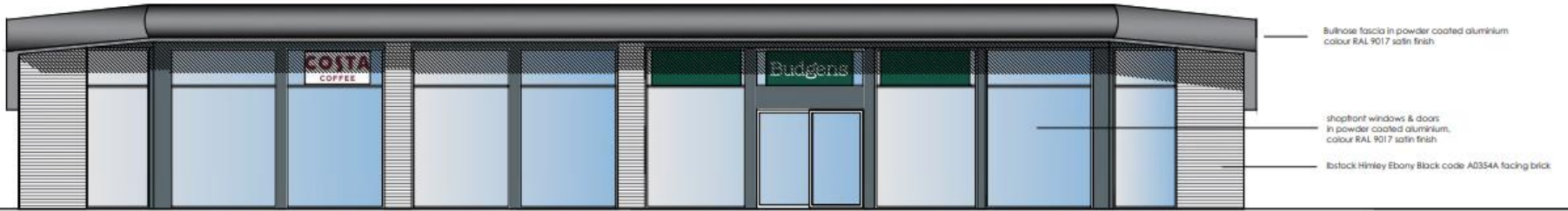
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Site Location Plan 1.1250

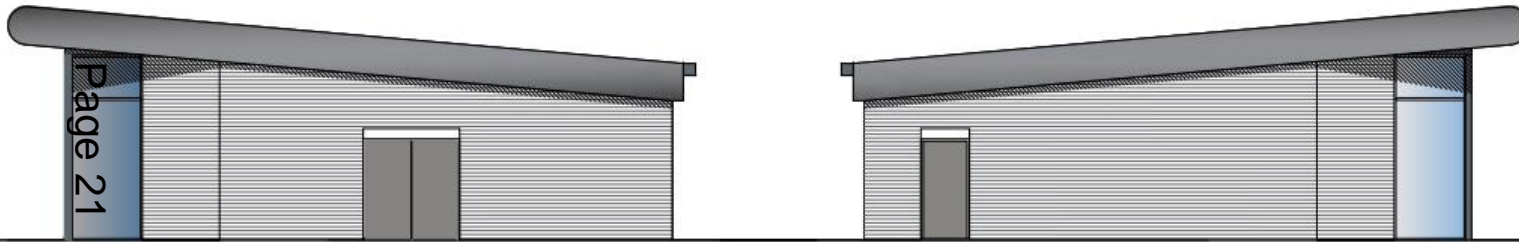






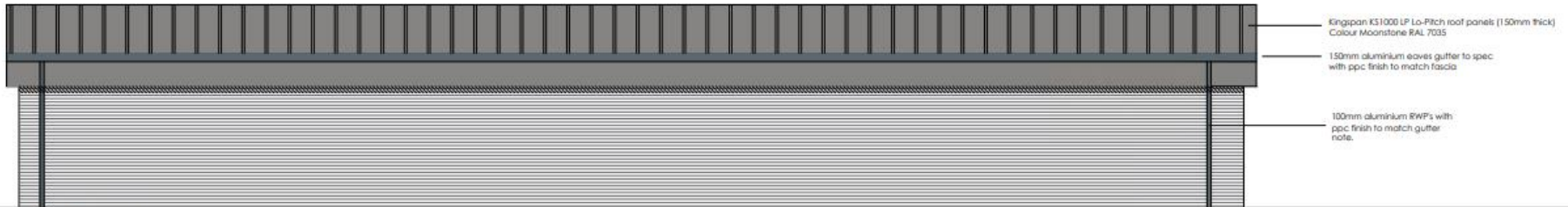


Front Elevation



Side Elevation

Side Elevation

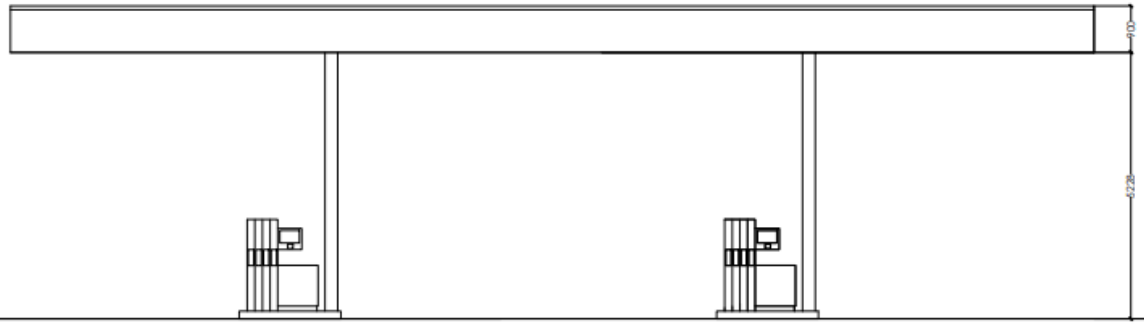


Rear Elevation

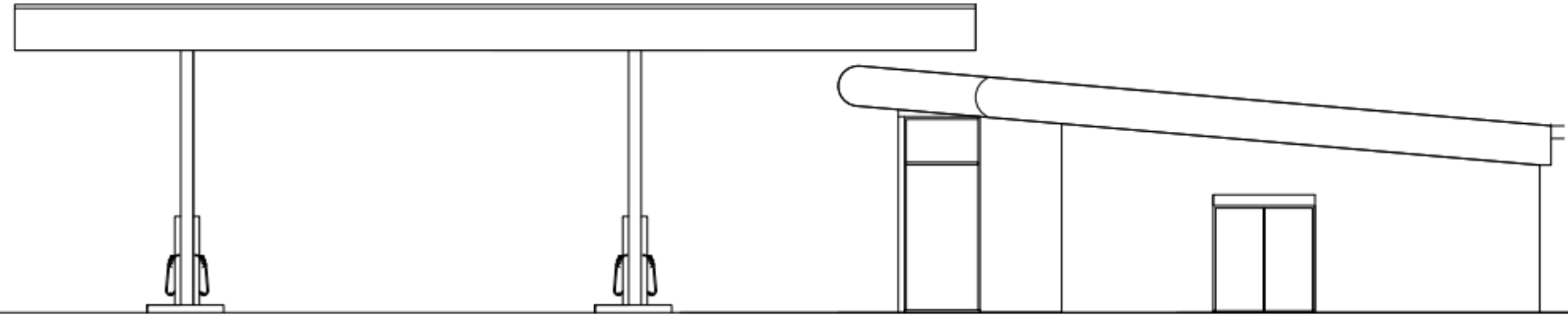


Street Scene

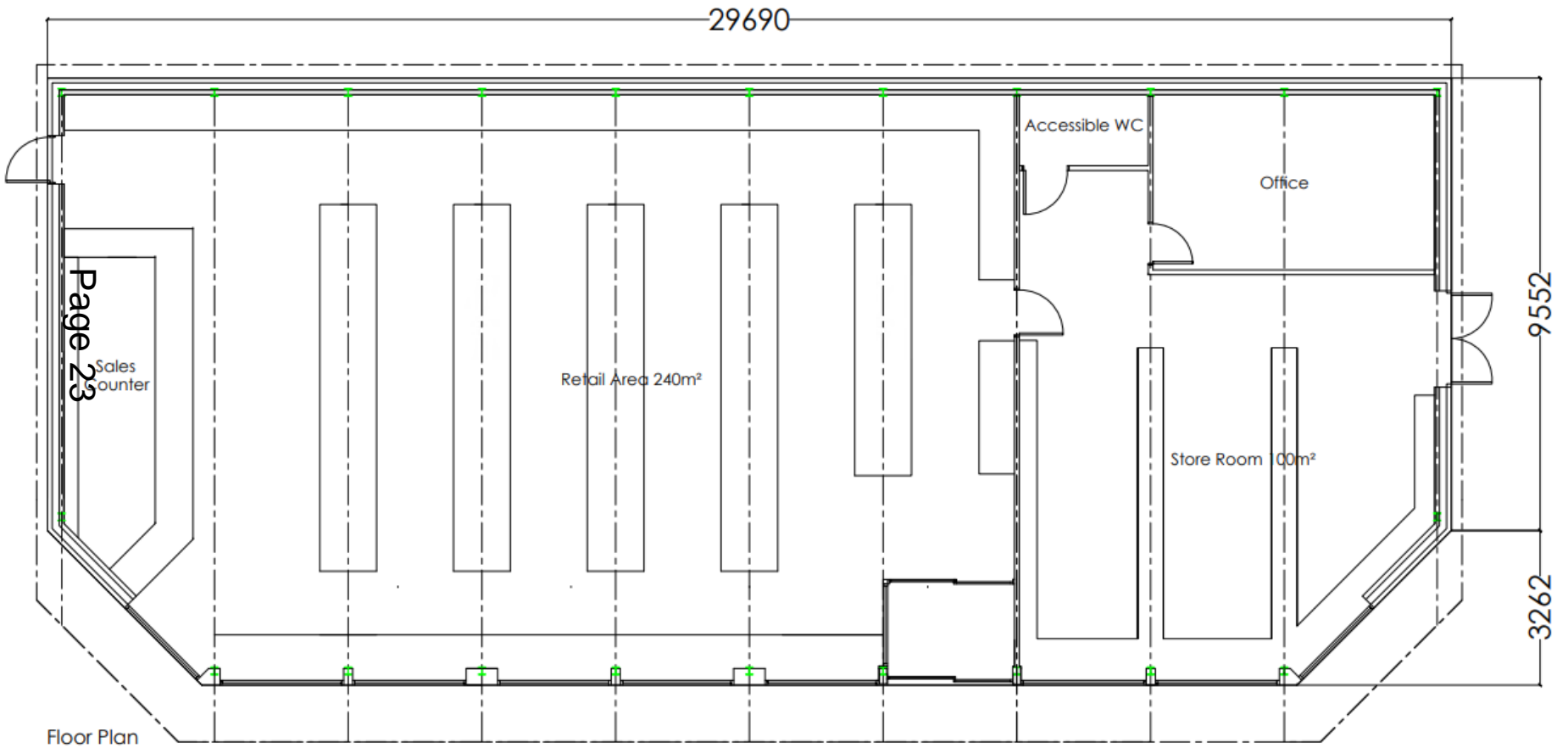
Page 22



Canopy Pump Island Front Elevation



Canopy Pump Island Side Elevation



29690

9552

3262

Page 23

Floor Plan

Sales Counter

Retail Area 240m²

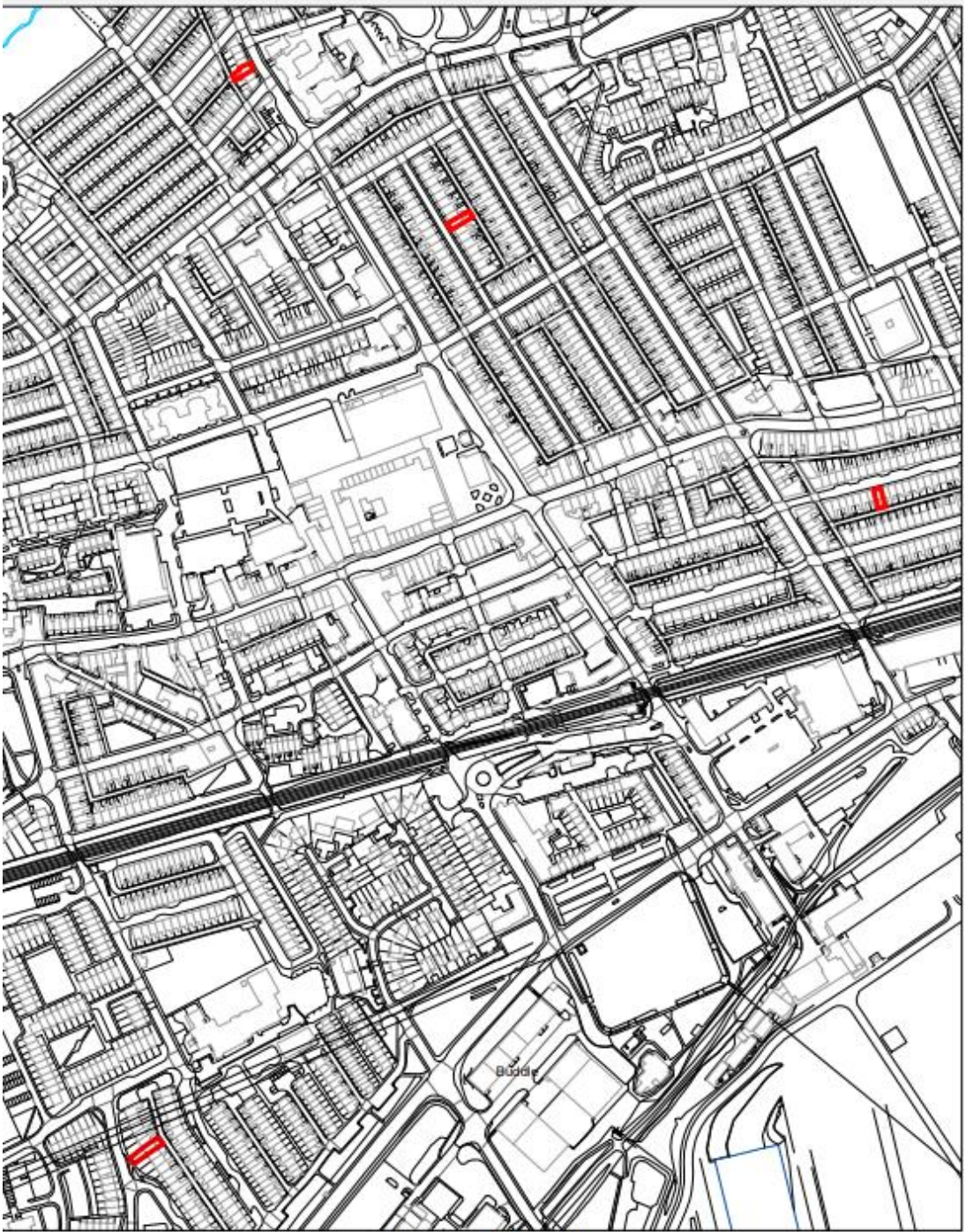
Accessible WC

Office

Store Room 100m²

23/01410/FUL

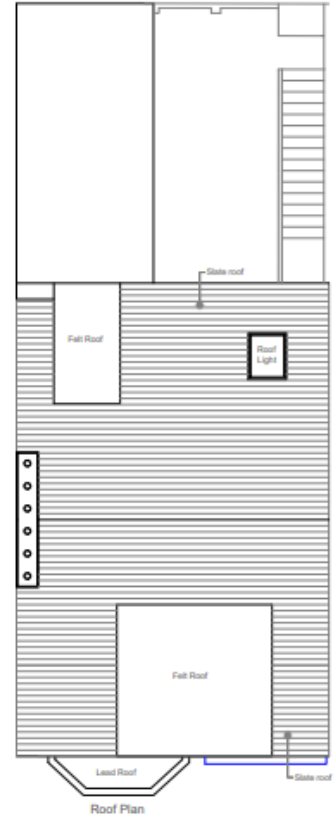
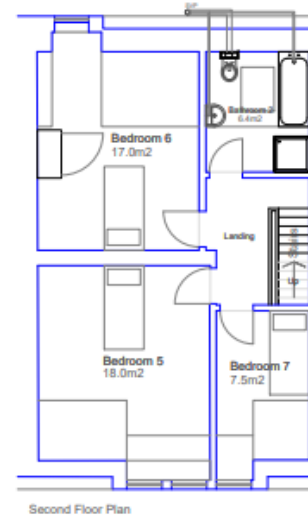
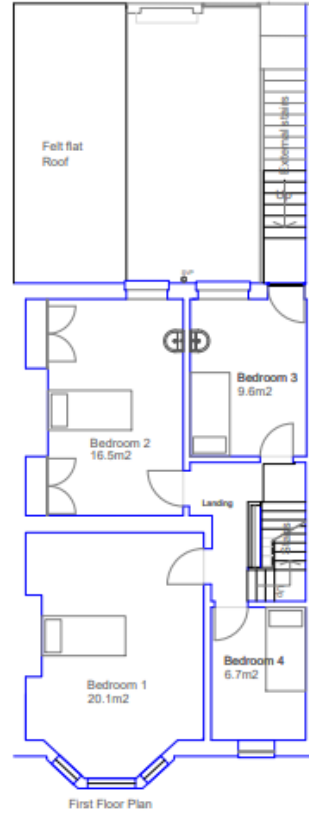
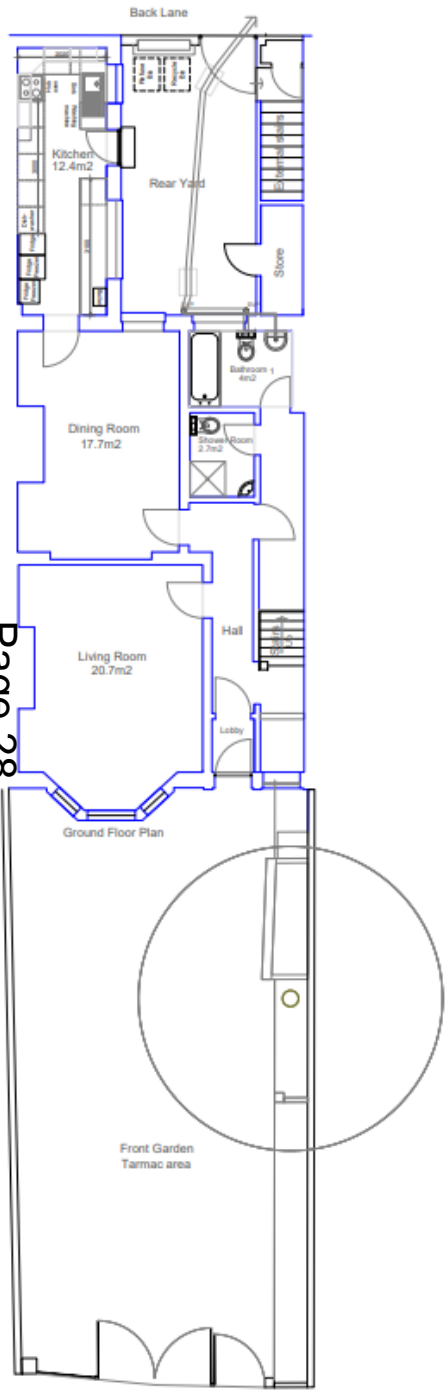
- Location: 66 George Road, Wallsend
- Proposal: Change of use from C3 Dwelling House to Sui Generis (HMO with 6+ bedrooms) - the current dwelling has 7 bedrooms and application seeks permission to change the use of the building to a 8 bedroom HMO
- Applicant: Mr Max Armstrong
Ward: Wallsend

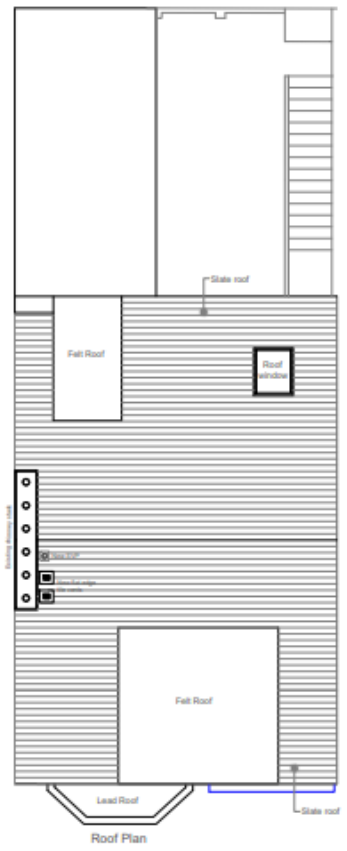
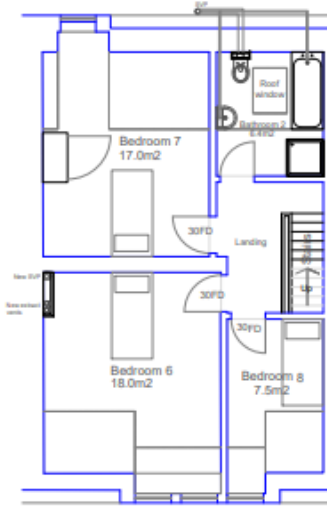
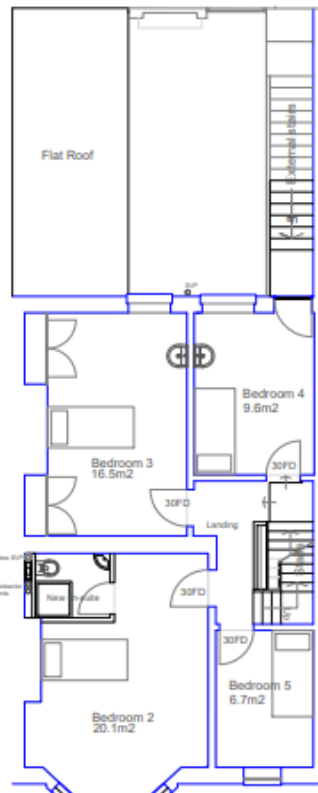
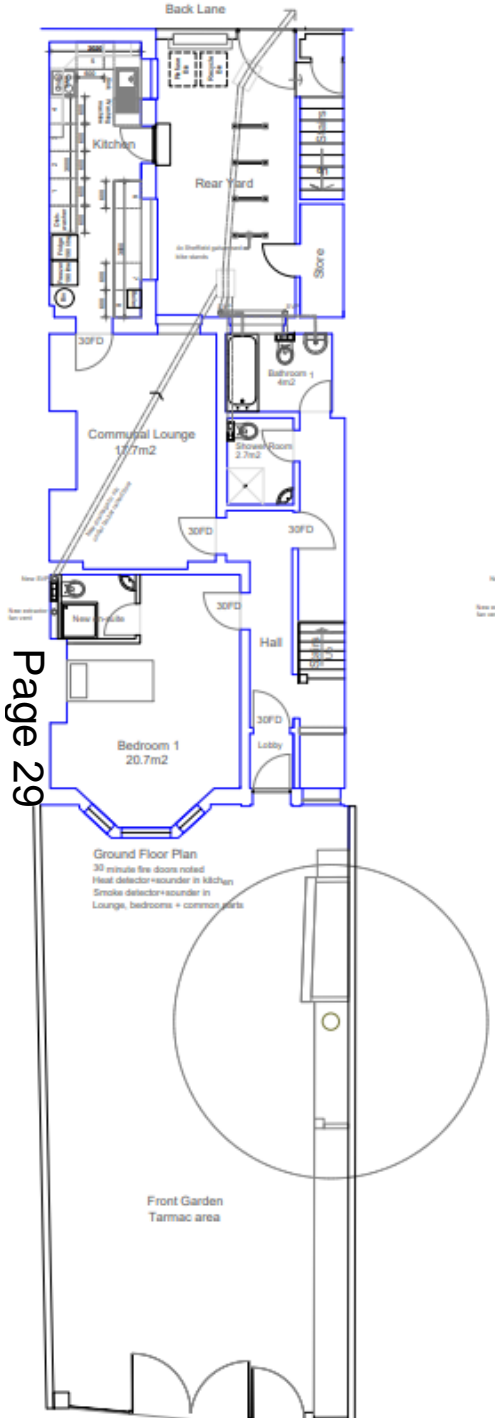


Proposed HMO Sites



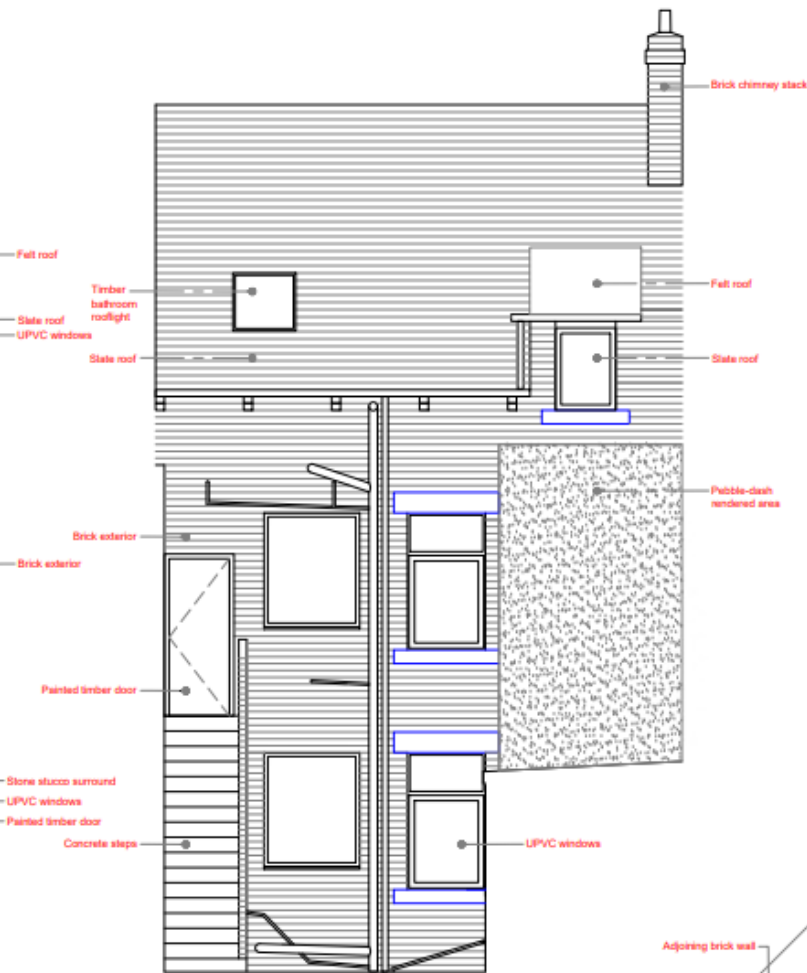




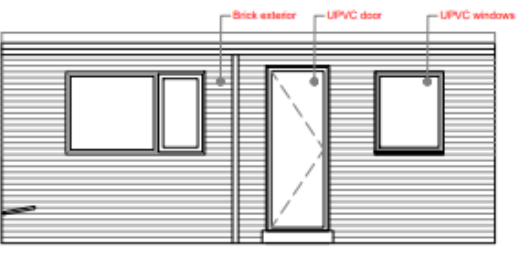




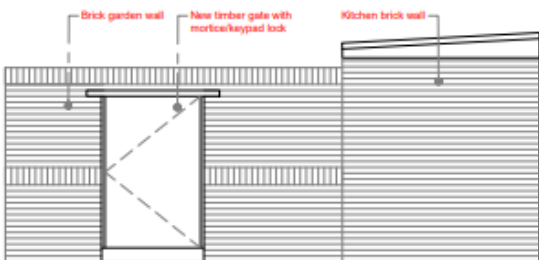
Existing Front Elevation



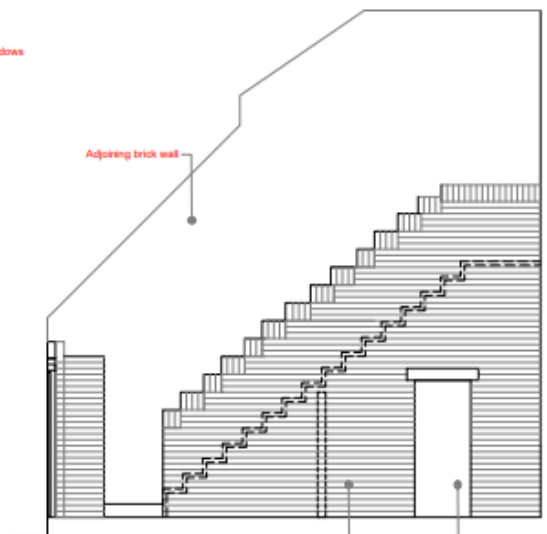
Existing Rear Elevation



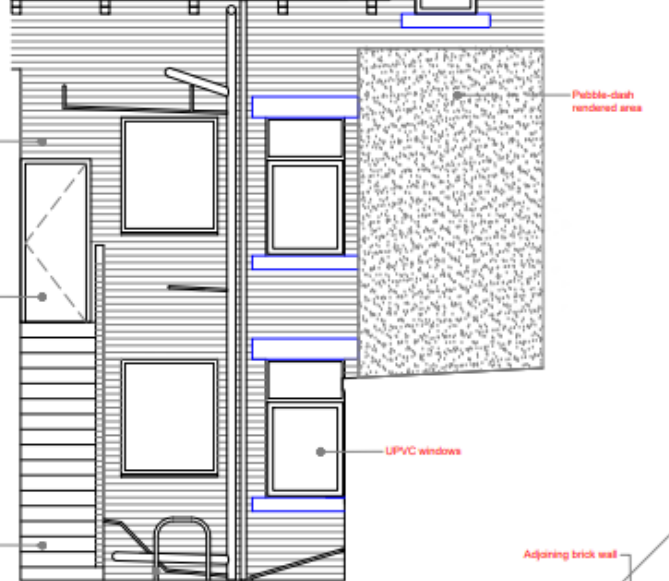
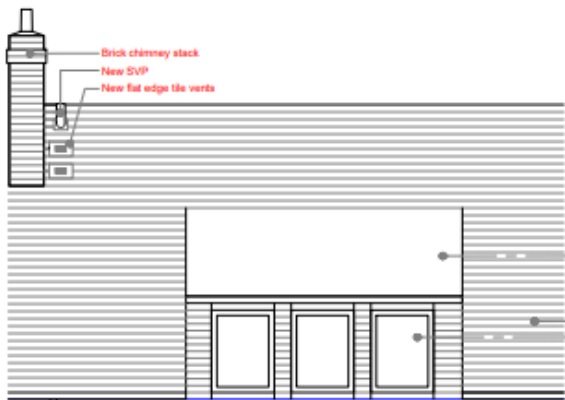
Existing Kitchen Elevation



Existing Rear Street Elevation

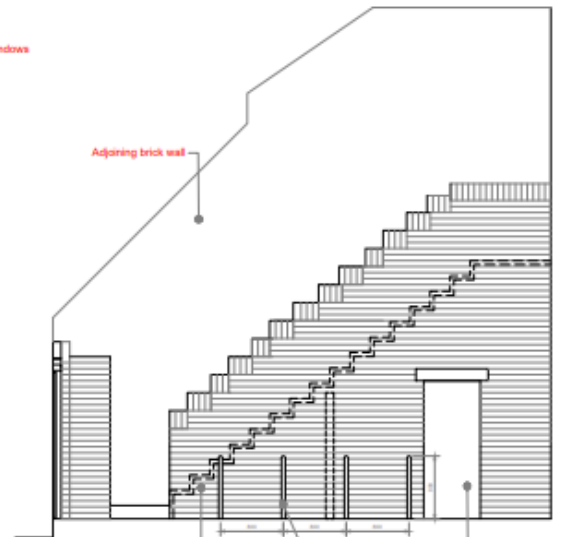
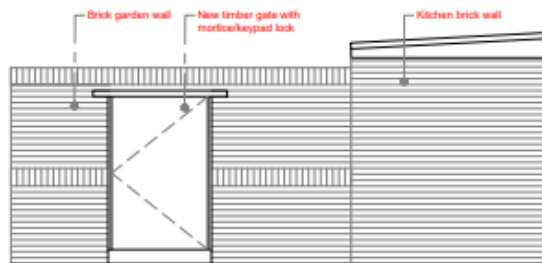
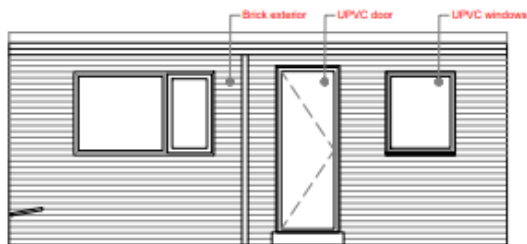


Existing External Stair Elevation



Front Elevation

Rear Elevation



Kitchen Elevation

Rear Street Elevation

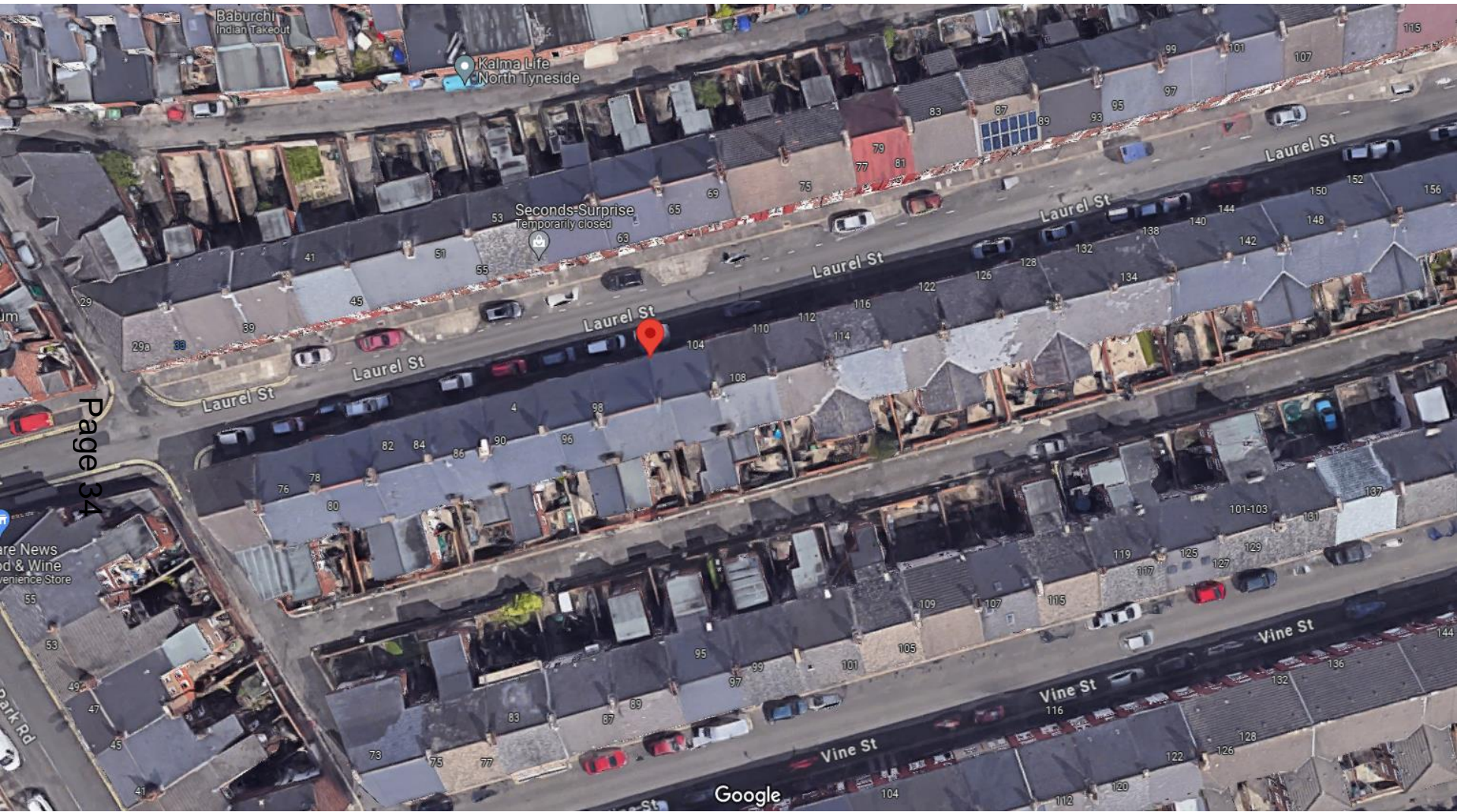
External Stair Elevation

23/01371/FUL

- Location: 102 Laurel Street, Wallsend
- Proposal: Change of Use from 1no Apartments (use class C3) to 1no HMO's (use class C4) comprising of 8no. bedrooms, including loft conversion
- Applicant: Mr Evans
Ward: Wallsend

CENTRE COORDINATES: 430209 , 566380



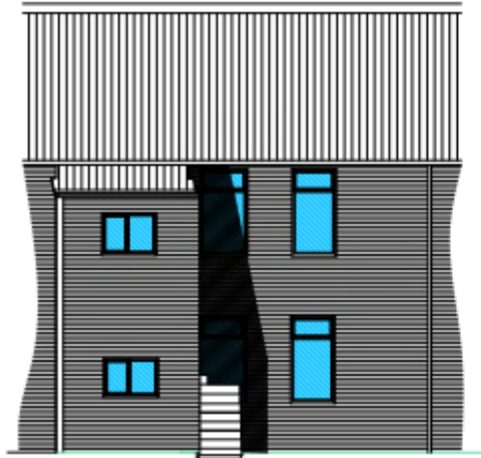


Page 34

Google



Existing Front Elevation

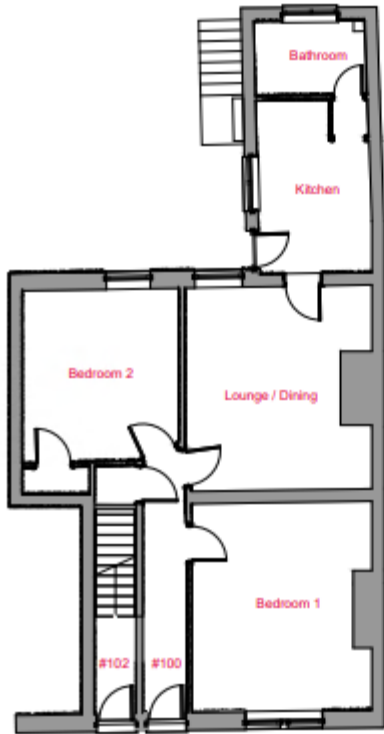


Existing Rear Elevation

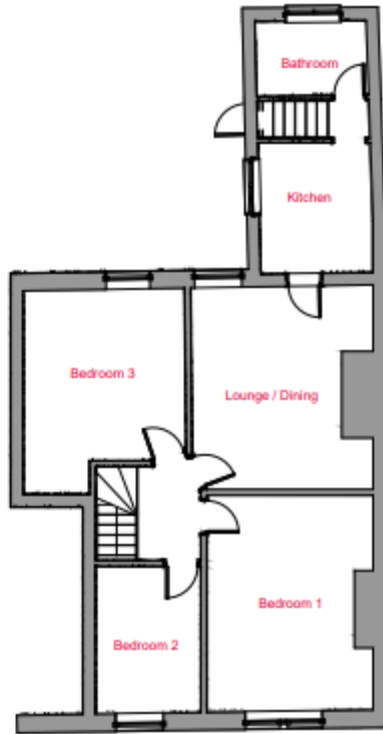


Existing Side (Rear Yard) Elevation

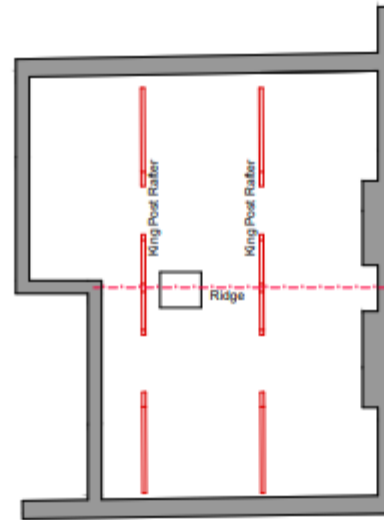
Section 7000



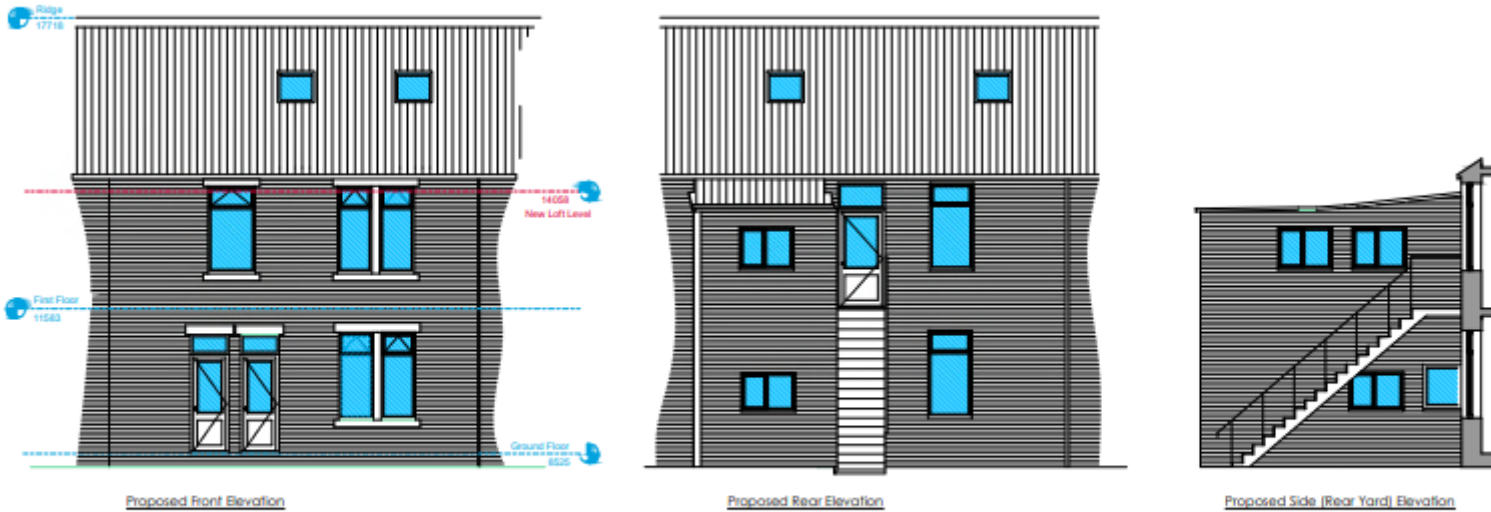
Existing Ground Floor Plan



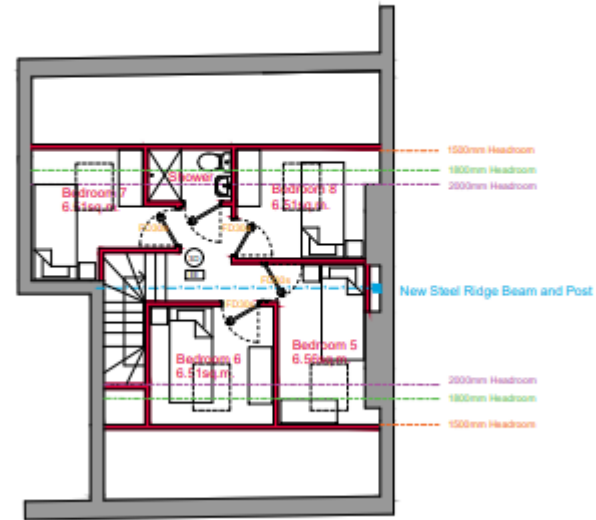
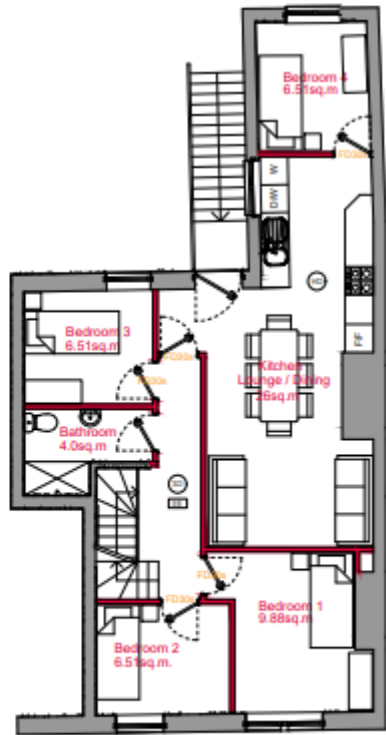
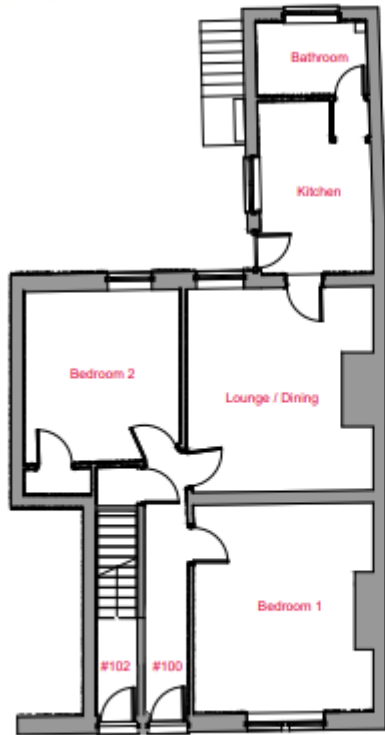
Existing First Floor Plan



Existing Attic Floor Plan



Datum 700





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4. This drawing must be read in conjunction with relevant consultants and specialist drawings.
5. This drawing must be read in conjunction with the drawings specified.

CDM 2015 - (Refer to Project Health & Safety Information)

- HAZARDS
1. Live services adjacent/on site.
 2. Excavations - Ground Collapse
 3. Handling major components
 4. Working at height - falling
 5. Machinery & Equipment
 6. Failure of blockwork masonry a minimum crushing strength of 3.0N/mm²
 7. The weight of each block must not exceed 20kg

REV. DATE. DETAILS
REVISIONS:

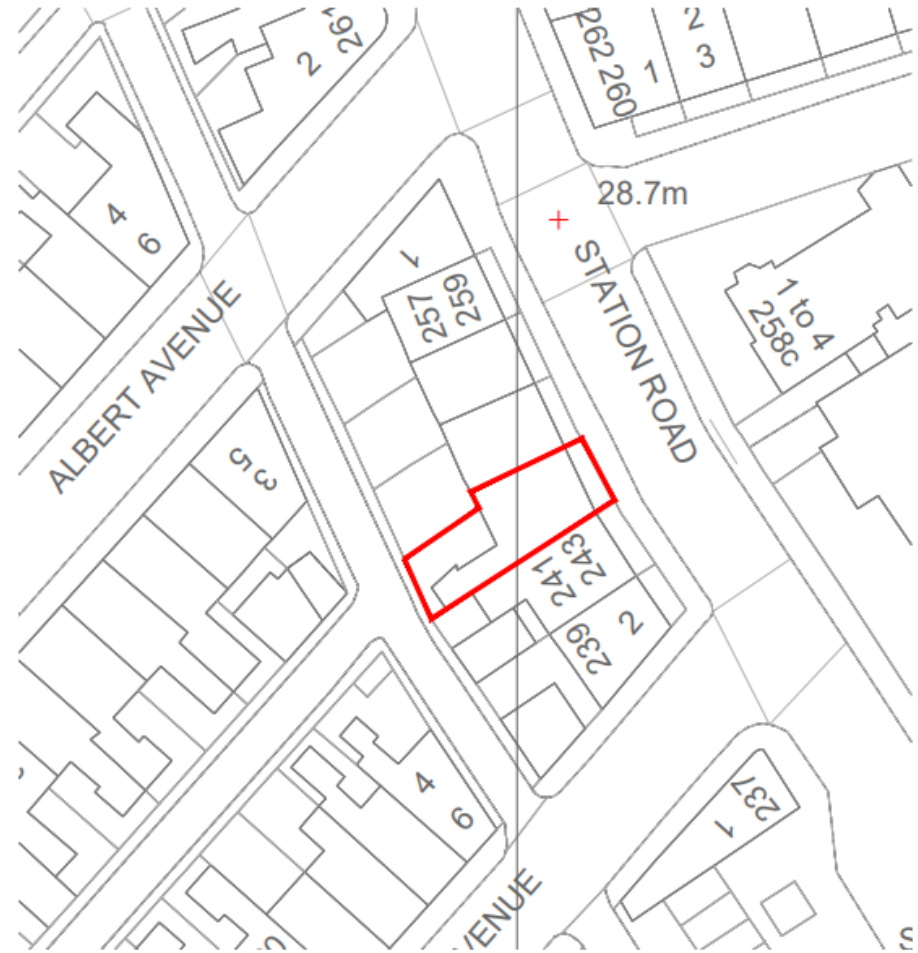
Wardman Brown

111 Oldmarket Road
London, SE18 7JF
Tel: 0203 443227

CIAT
CHARTERED PRACTICE

23/01515/FUL

- Location: 245 - 247 Station Road, Wallsend
- 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 Taylor
Ward: Wallsend



LOCATION PLAN 1:1250

EXISTING BLOCK PLAN 1:500

PT AVENUE

257
255

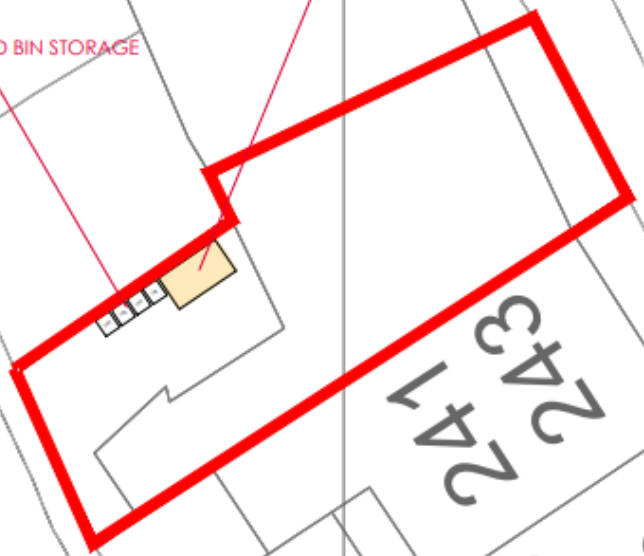
ATION ROAD

255

353

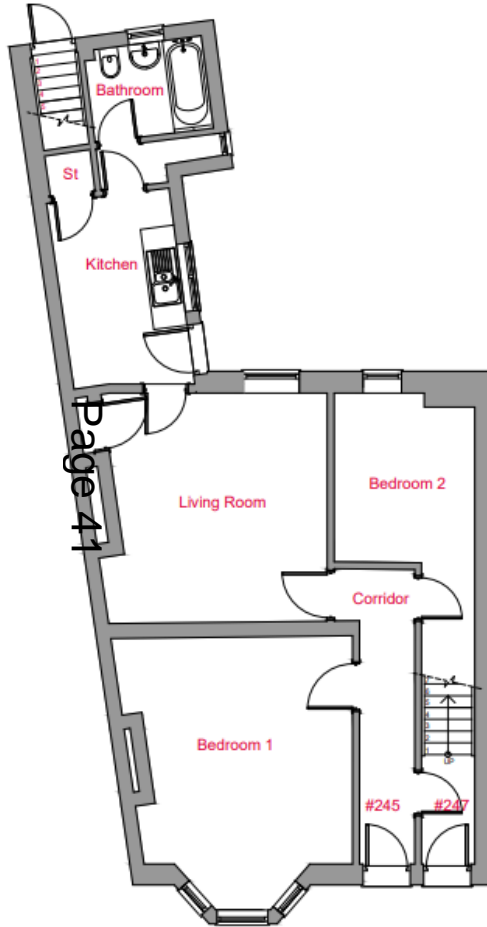
PROPOSED CYCLE STORE - REFER TO
DRAWING L023101-005

PROPOSED BIN STORAGE

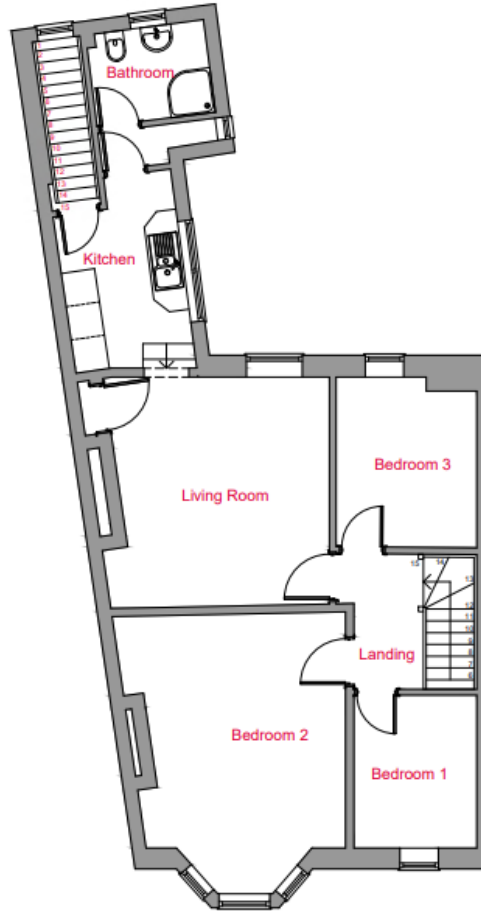


242
342
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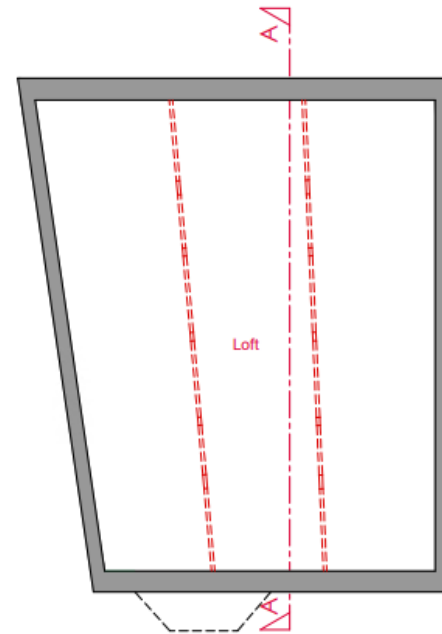
239
2



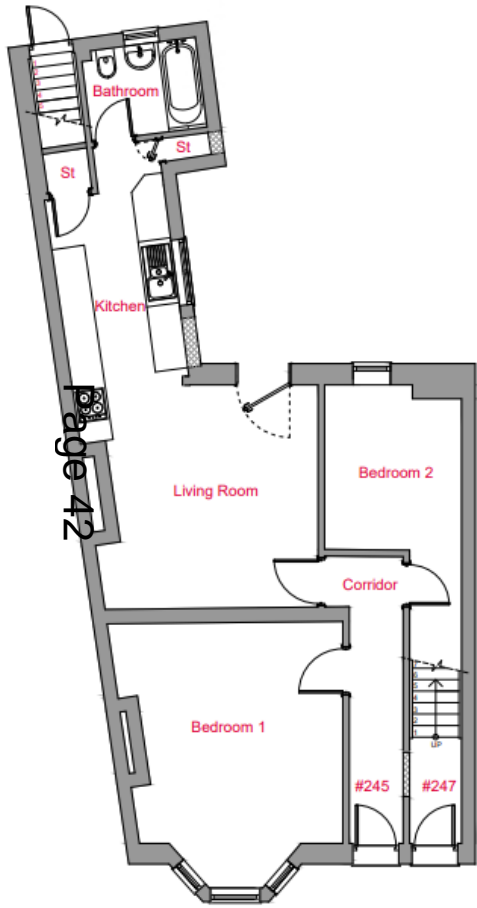
Existing Ground Floor Plan



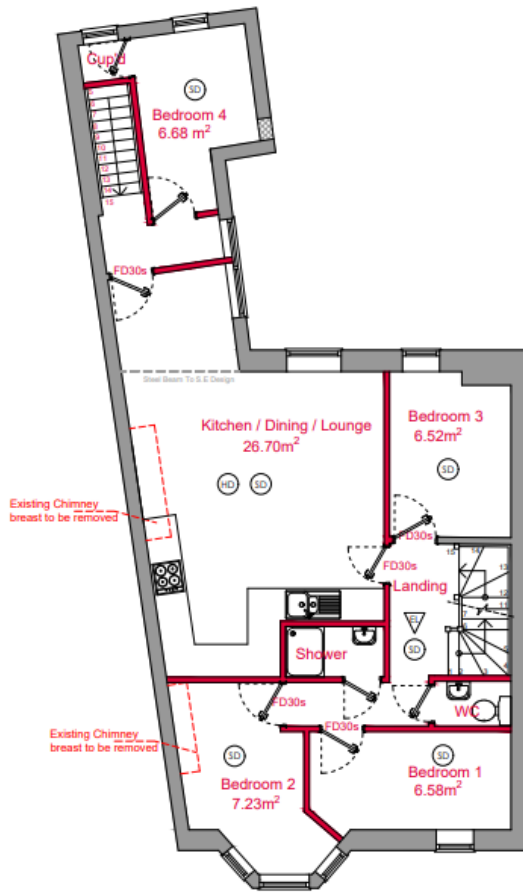
Existing First Floor Plan



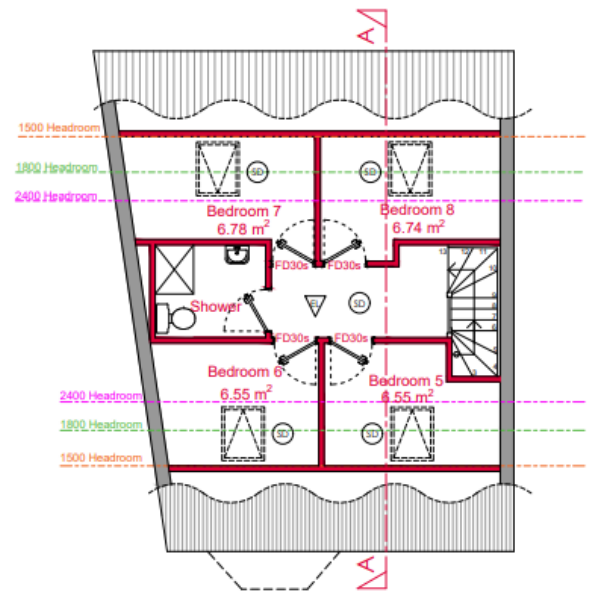
Existing Loft Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

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2.
3.
4.
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7.

REV
REV

AVENUE

252

ION ROAD

313

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023101-005

242
342
242

2
339



23/01439/FUL

- Location: 116 Woodbine Avenue, Wallsend
- 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
- Ward: Wallsend

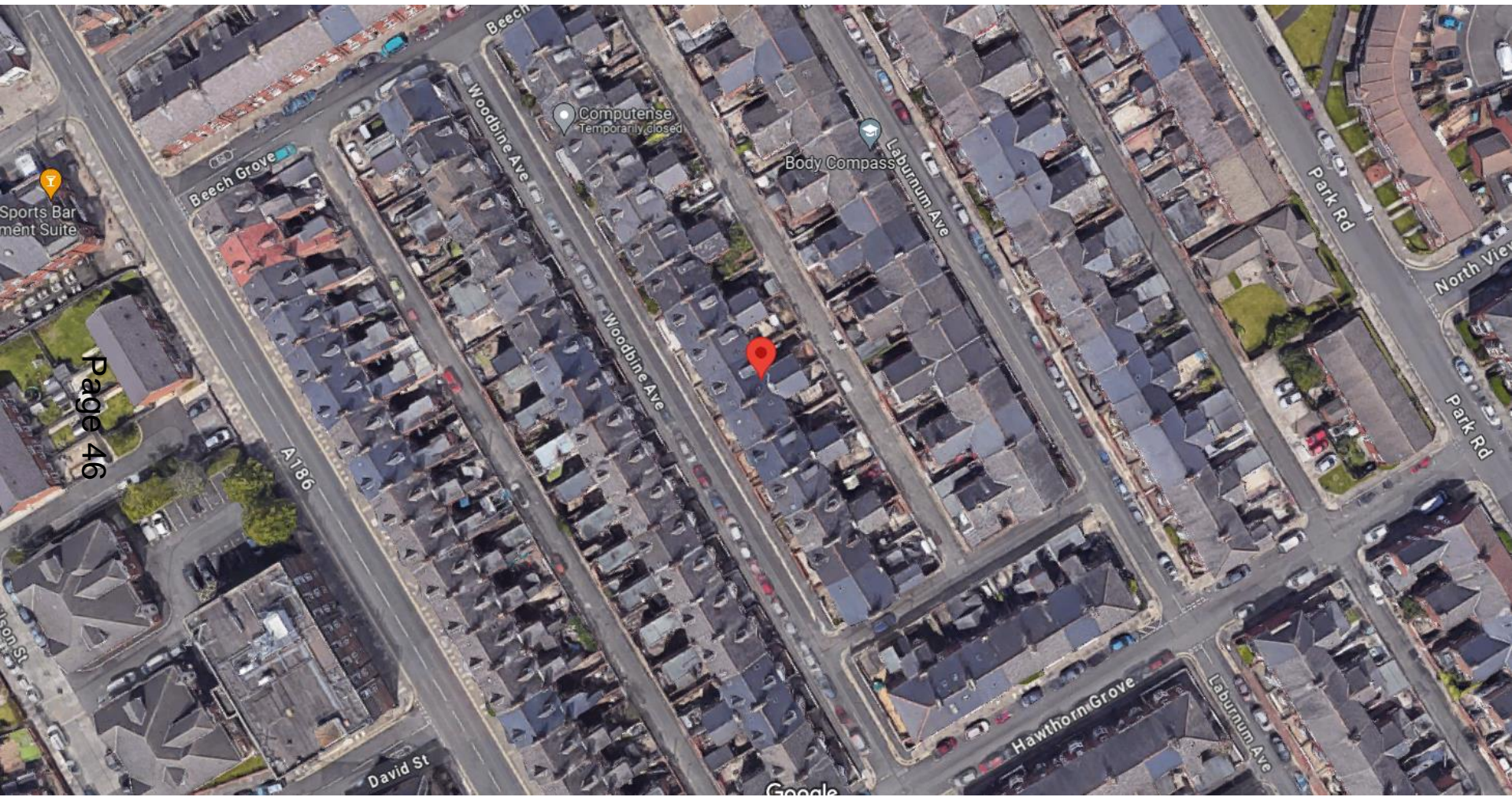


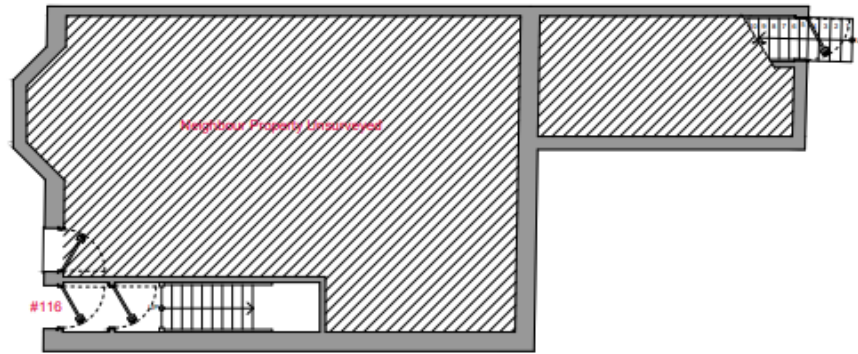
Page 45

LOCATION PLAN 1:1250

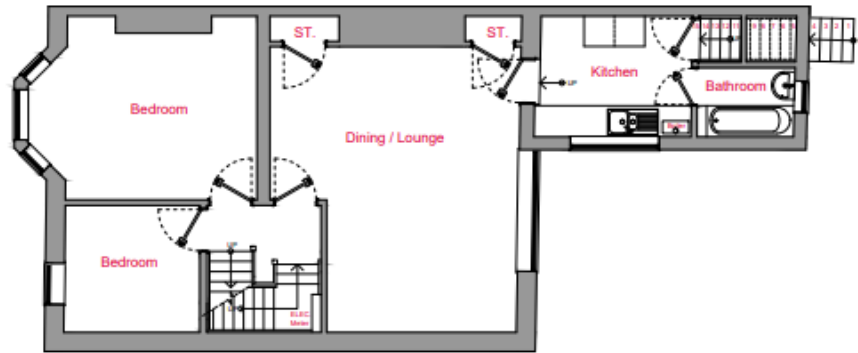


EXISTING BLOCK PLAN 1:500

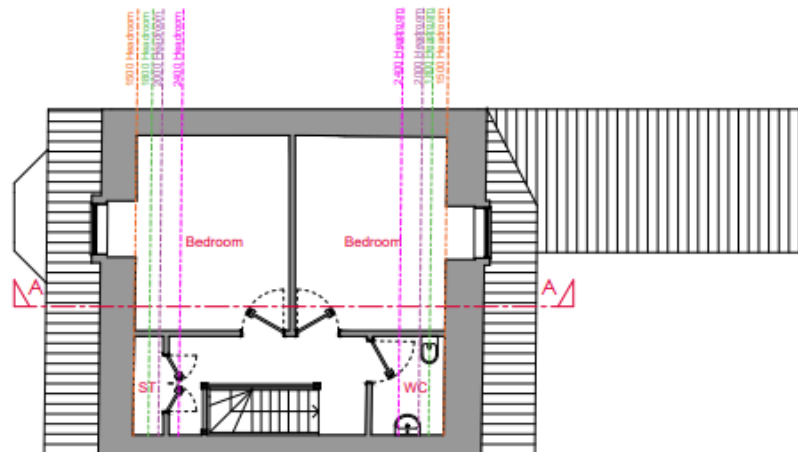




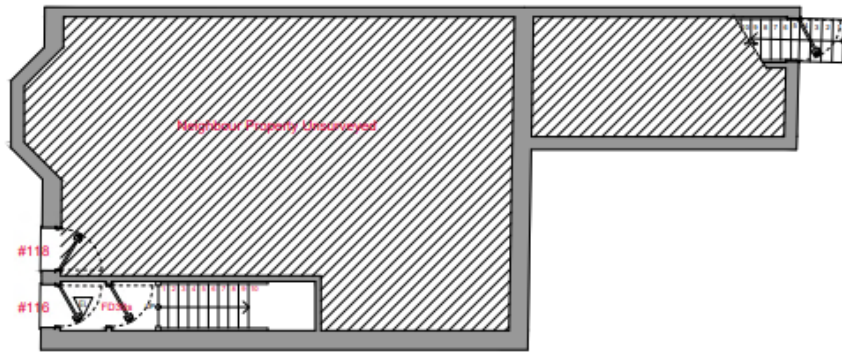
Existing Ground Floor Plan



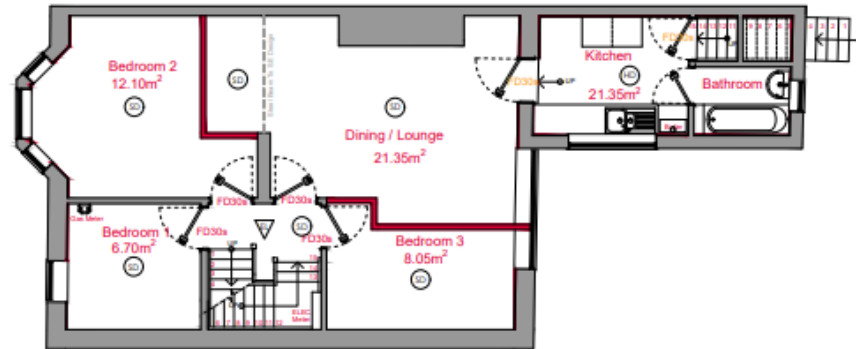
Existing First Floor Plan



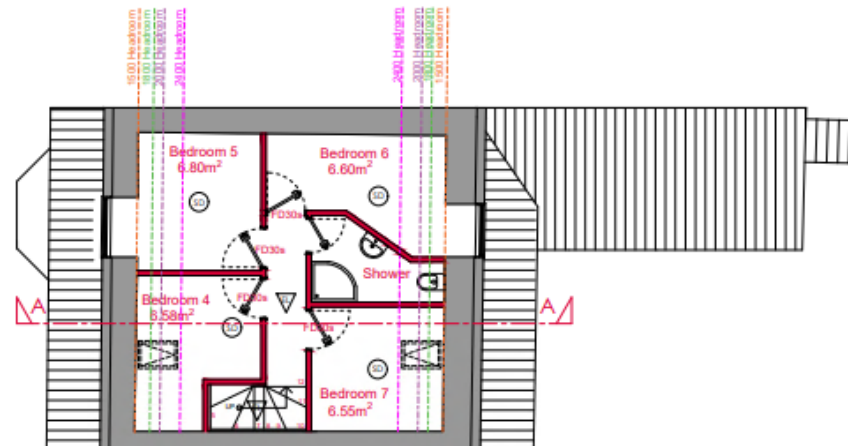
Existing Loft Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan

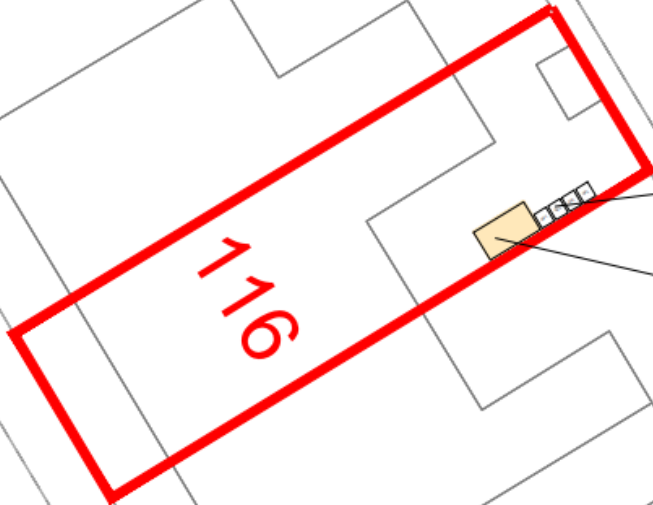
123
123

128
130

116

108
110

WOOD



PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023099-005

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 4. This drawing must be read in conjunction with consultants and specialist drawings.
 5. This drawing must be read in conjunction with specified.

CDM 2015 - (Refer to Project Health & Safety File)

- HAZARDS
1. Live services adjacent/on site.
 2. Excavations - Ground Collapse
 3. Handling major components
 4. Working at height - Falling
 5. Machinery & Equipment
 6. Ensure all blockwork HSW a minimum crushing strength of 3.5N/mm²
 7. The weight of each block must not exceed

REV. DATE DETAILS

REVISIONS:

Wardman B

113 Shortstep House
Dorchester, DLS 7JF
Tel: 01225 440237
info@wardmanbrown.com
www.wardmanbrown.com

- TPO land south of former Deuchars, Backworth

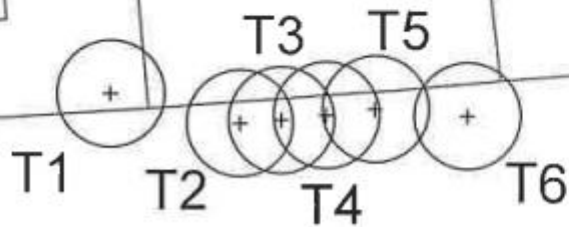
Middle Farm

BACKWORTH LANE

DEUCHARS

Smithy

The
Cottage



Page 51

14658



...
e dates

DEUCHARS

Page 52

Google

Photo from 2021



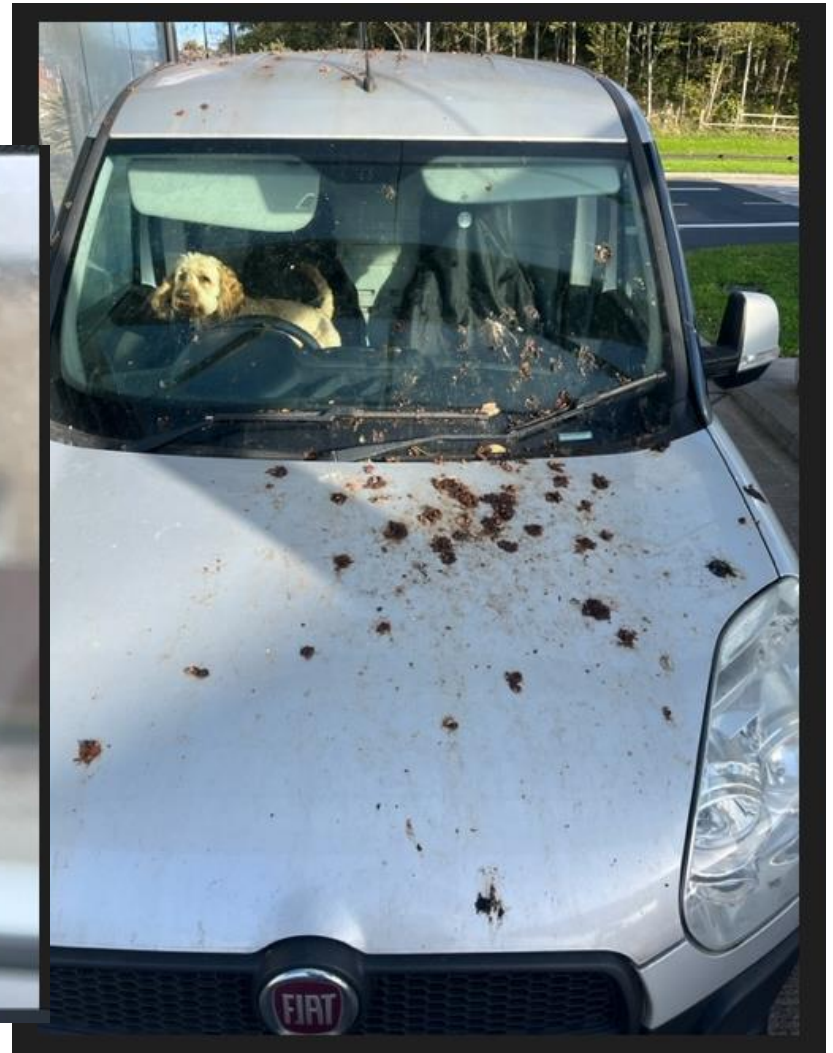
Photo from 2021

Page 54



Photos from objectors

Page 55



Photos from objectors

Page 56

