



North Tyneside Council

Planning Committee

Thursday, 18 January 2024

Tuesday, 23 January 2024 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 – 40

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 ...

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

23 January 2024

Agenda

- 1. TPO, former Deuchars, Backworth
- 2. 66 George Road, Wallsend conversion to HMO
- 3. 102 Laurel Street, Wallsend conversion to HMO
- 4. 245 - 247 Station Road, Wallsend conversion to HMO
- 5. 12 Coronation Street, Wallsend extension and conversion to HMO

- TPO land south of former Deuchars, Backworth

Middle Farm

BACKWORTH LANE

DEUCHARS

Smithy

The
Cottage

T1 T2 T3 T4 T5 T6

14658



Page 7

Google

Photo from 2021



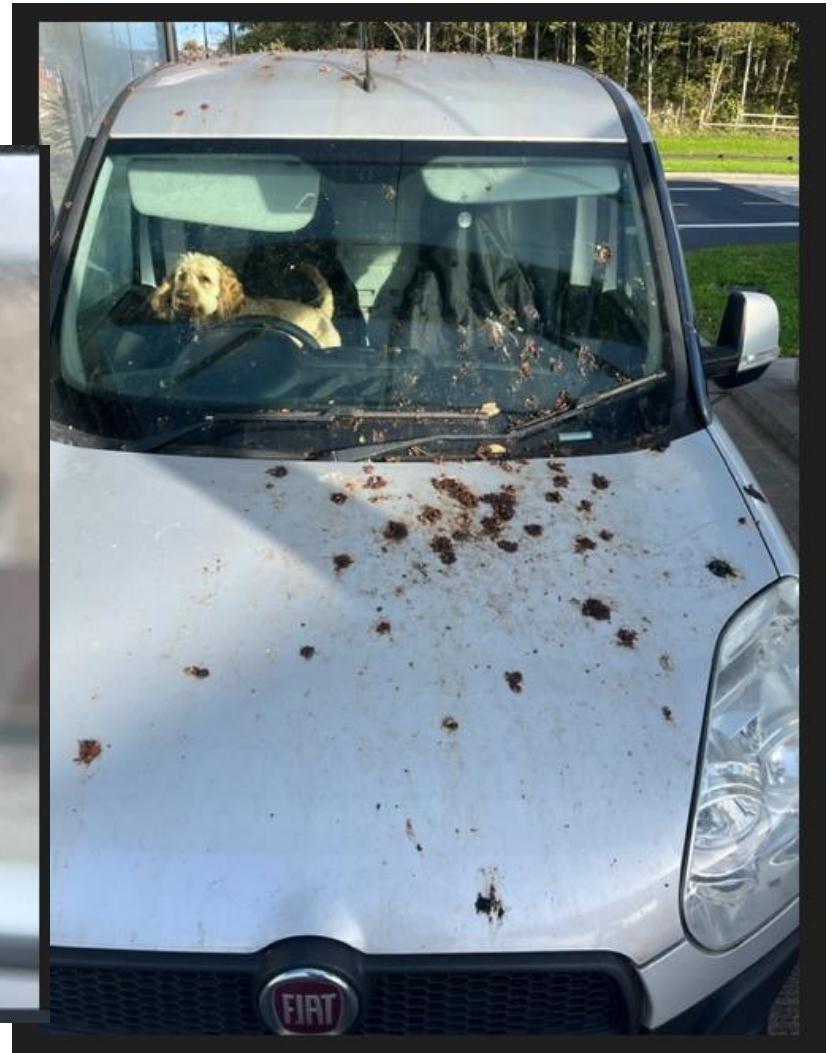
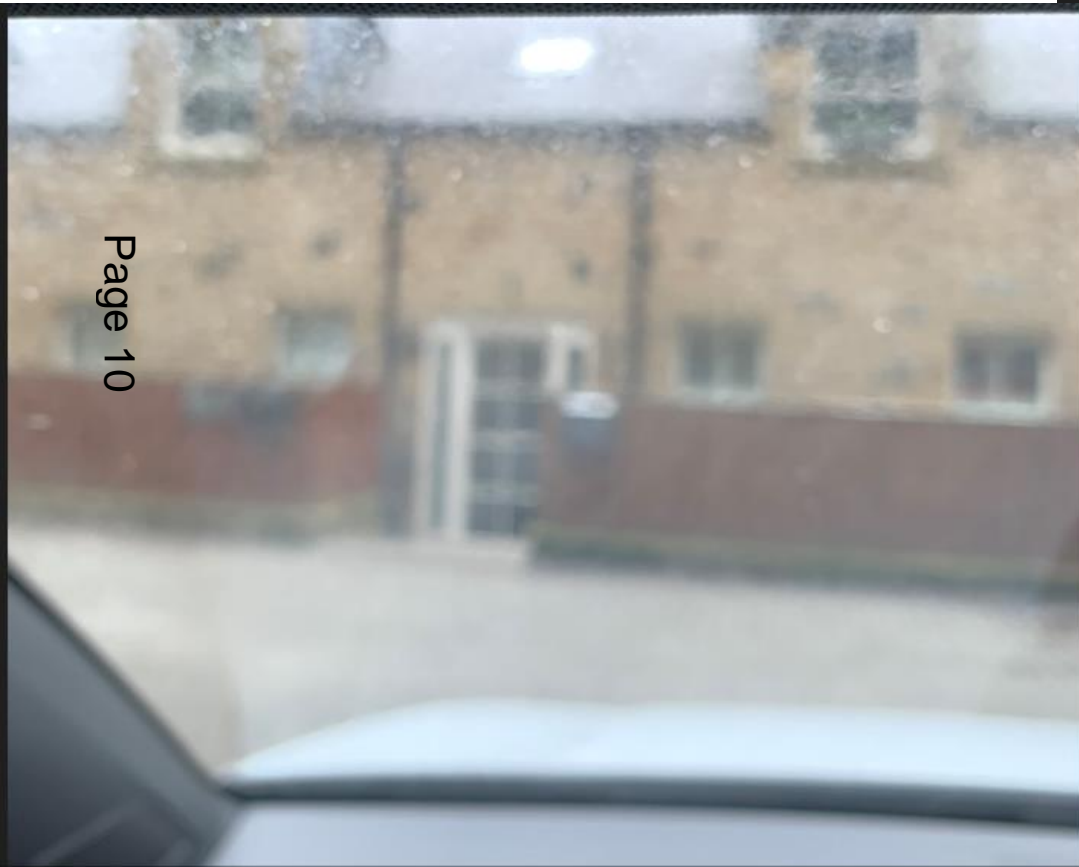
Photo from 2021

Page 9



Photos from objectors

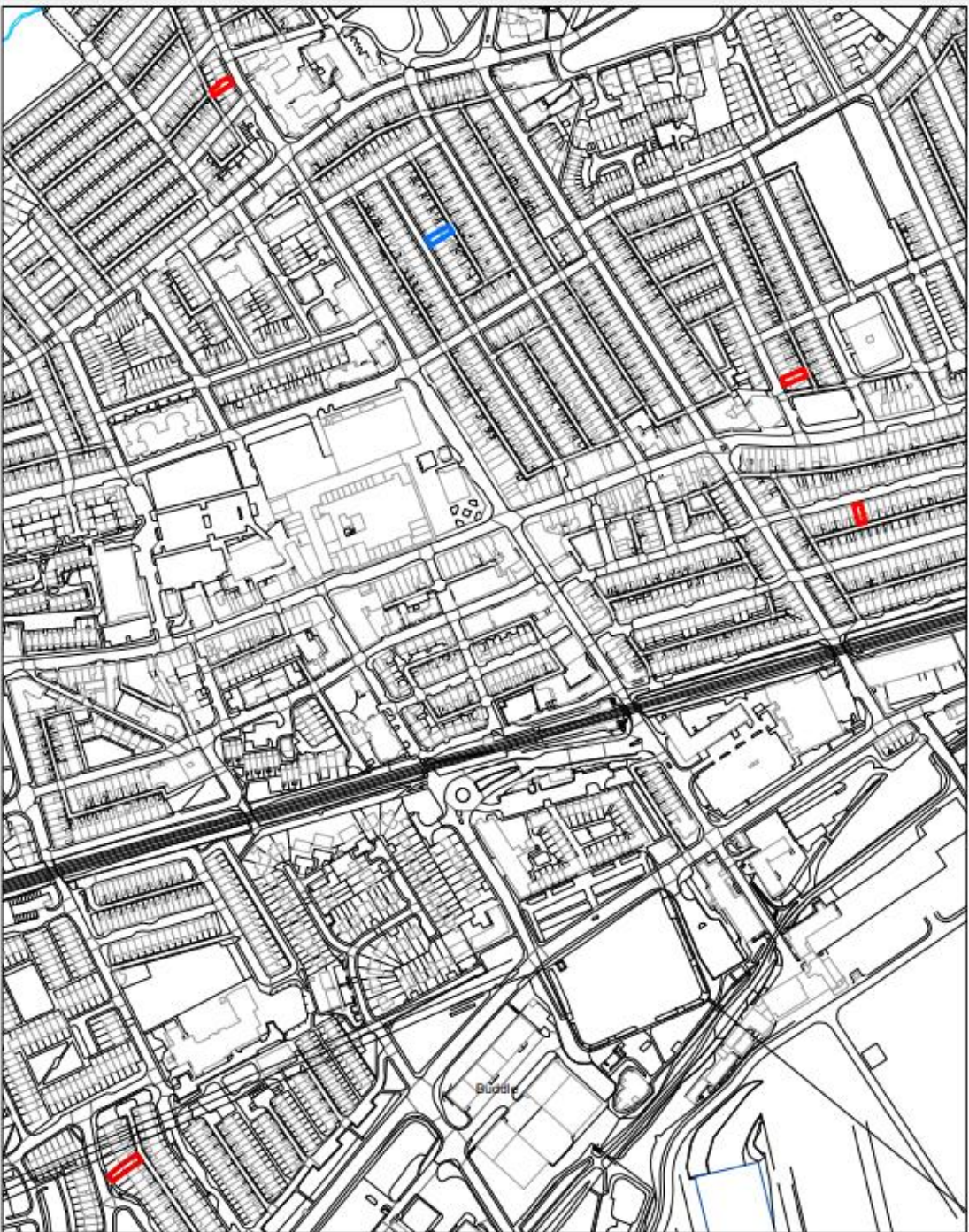
Page 10



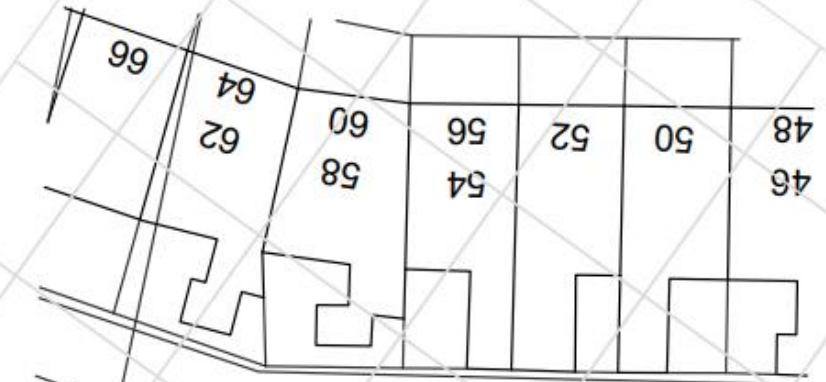
Photos from objectors



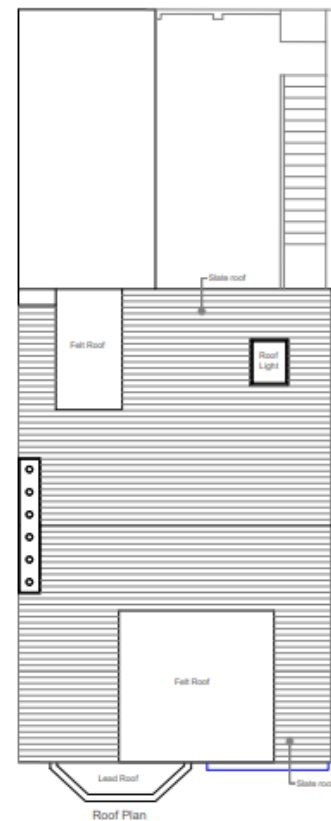
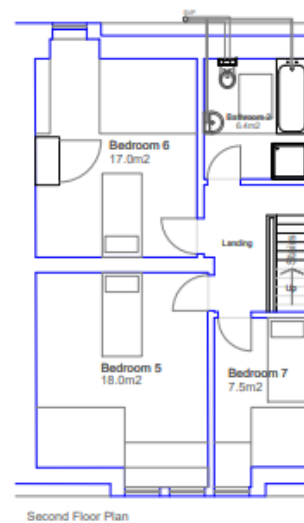
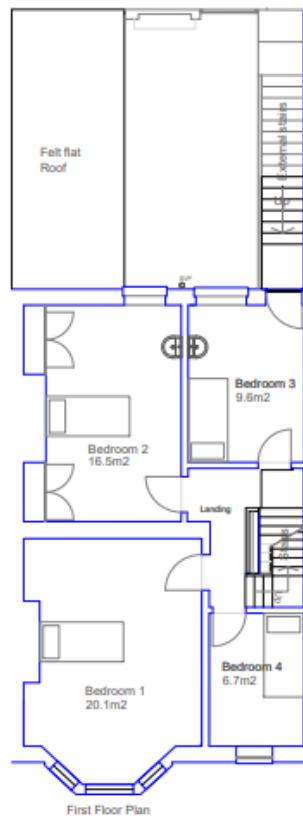
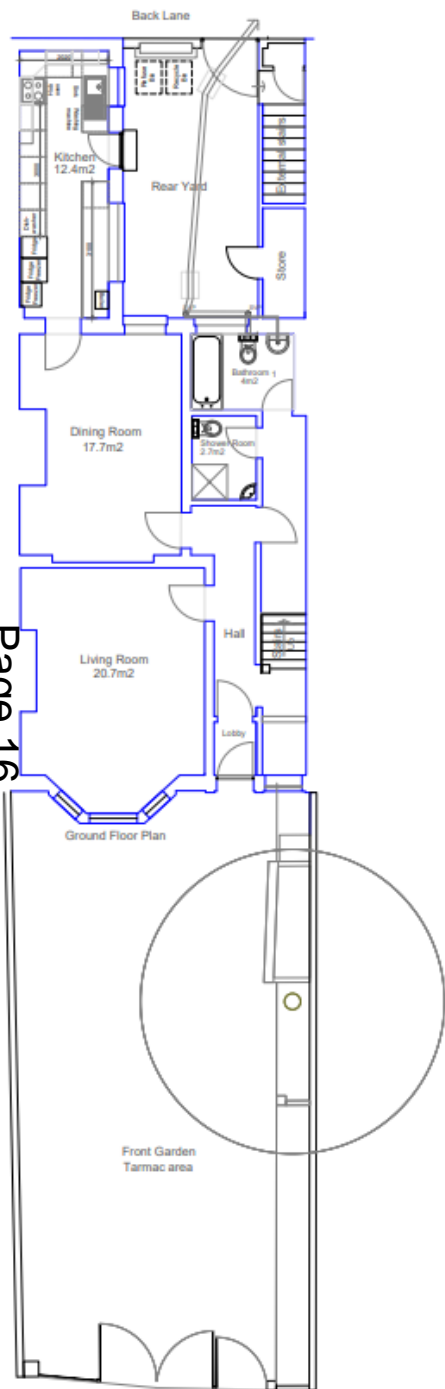
- Location: 66 George Road, Wallsend
- Proposal: Change of use from C3 Dwelling House to Sui Generis (HMO with 6+ bedrooms) - the current dwelling has 7 bedrooms and application seeks permission to change the use of the building to a 8 bedroom HMO
- Applicant: Mr Max Armstrong
Ward: Wallsend

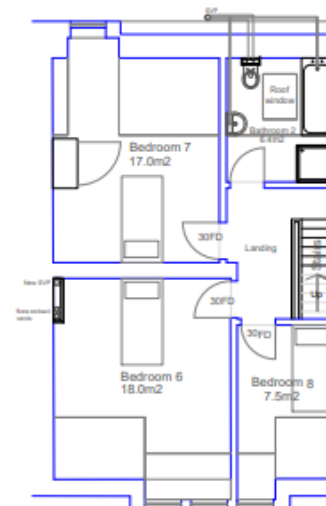
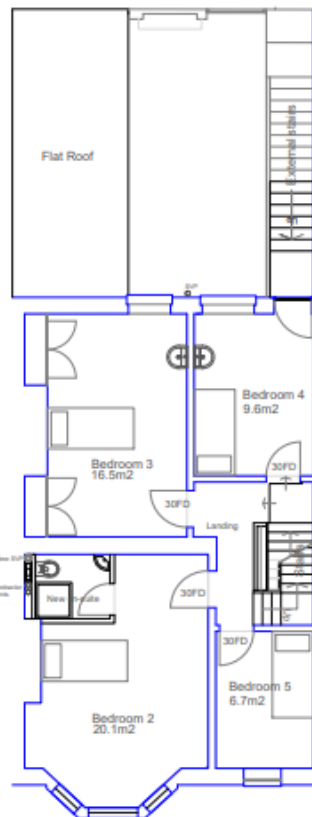
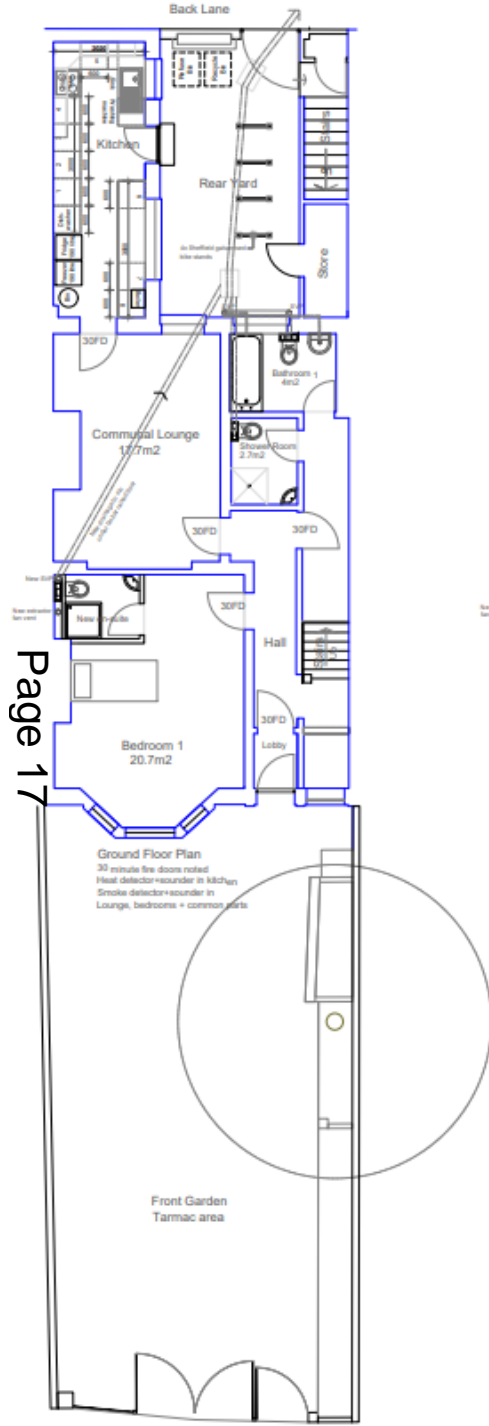


Proposed HMO Sites



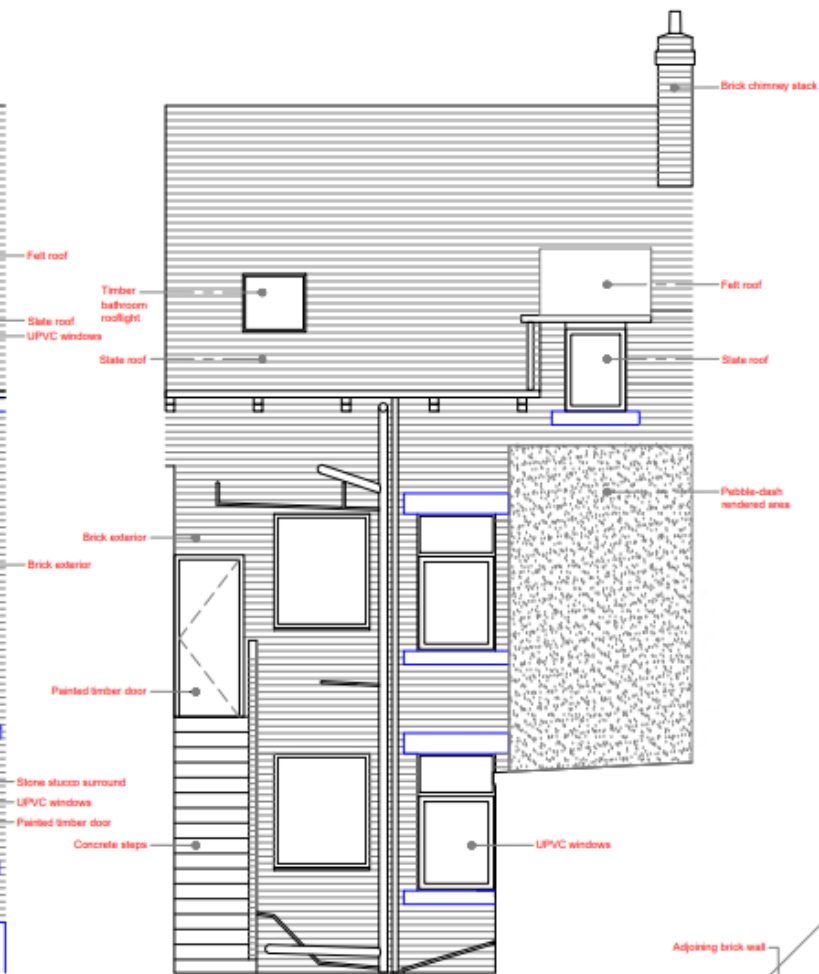




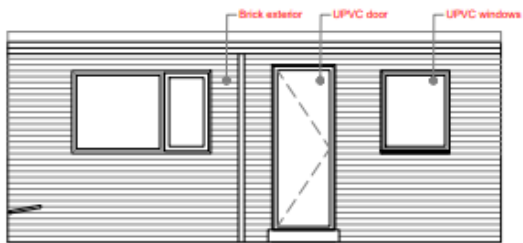




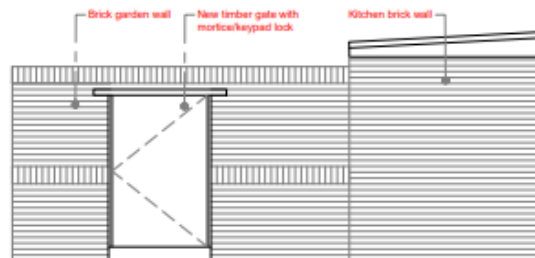
Existing Front Elevation



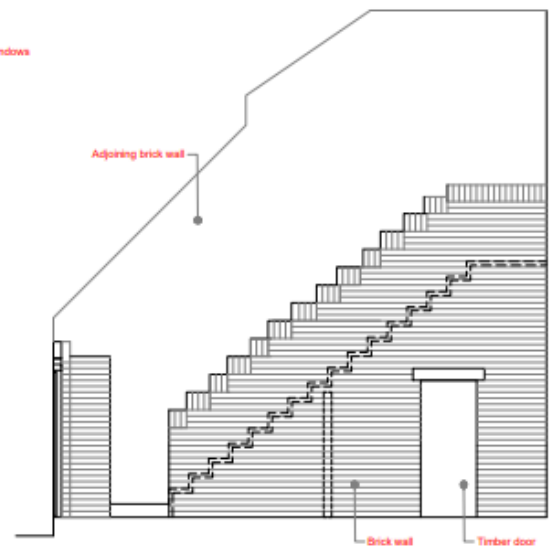
Existing Rear Elevation



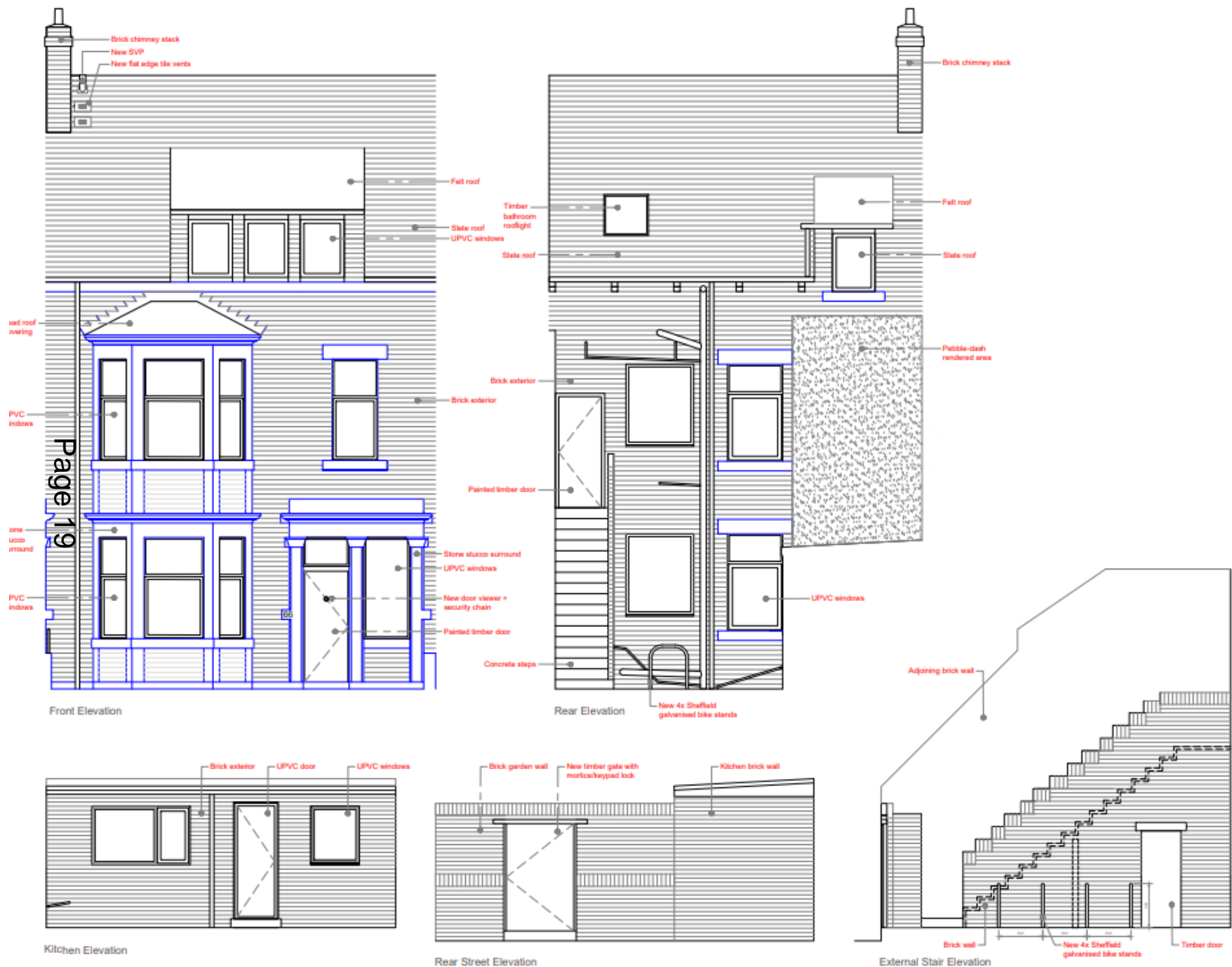
Existing Kitchen Elevation



Existing Rear Street Elevation



Existing External Stair Elevation

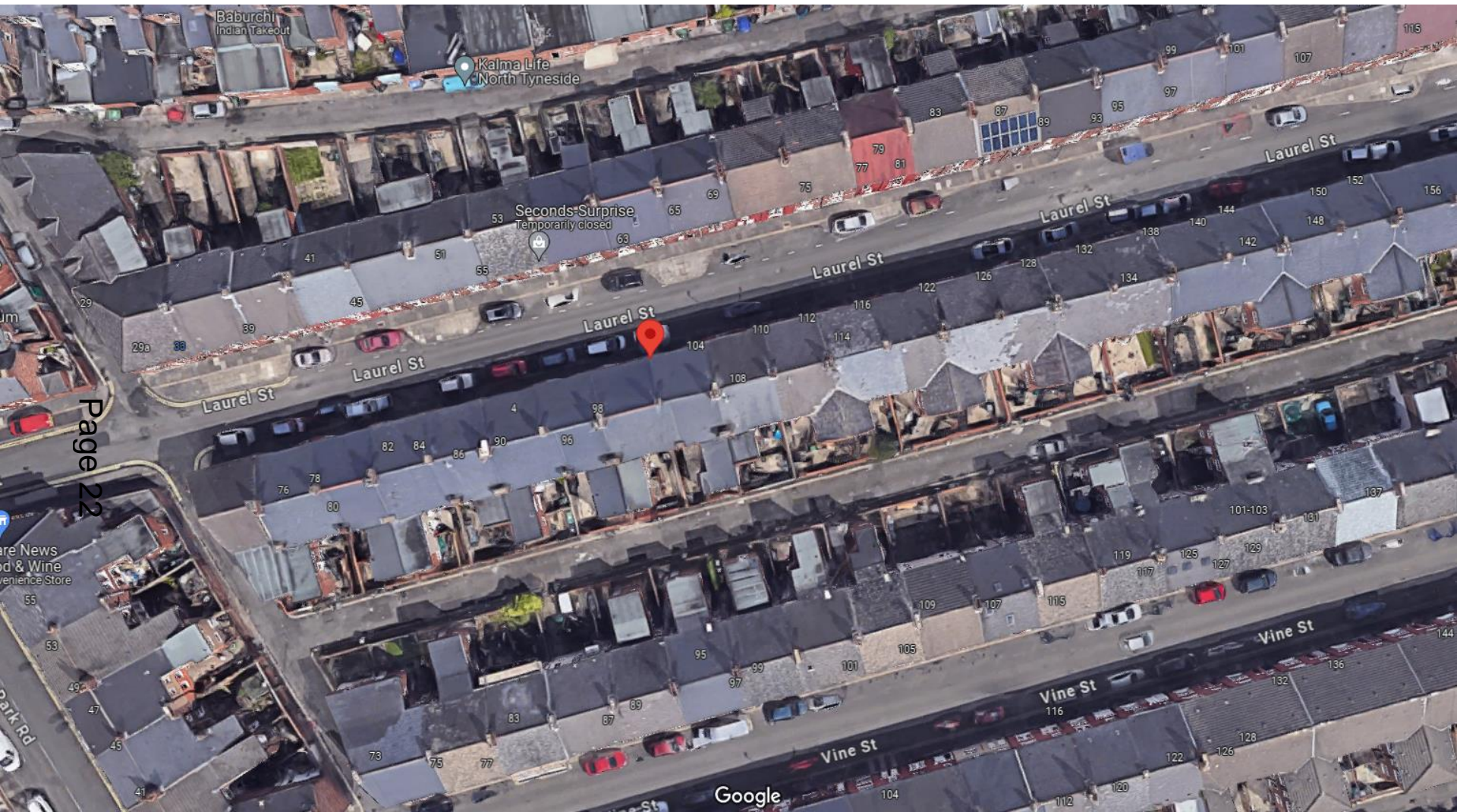


23/01371/FUL

- 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

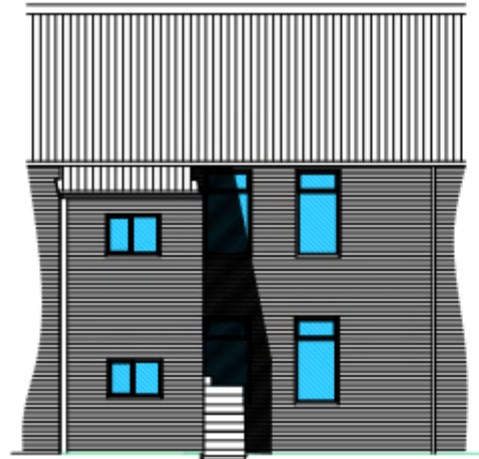
CENTRE COORDINATES: 430209 , 566380







Existing Front Elevation

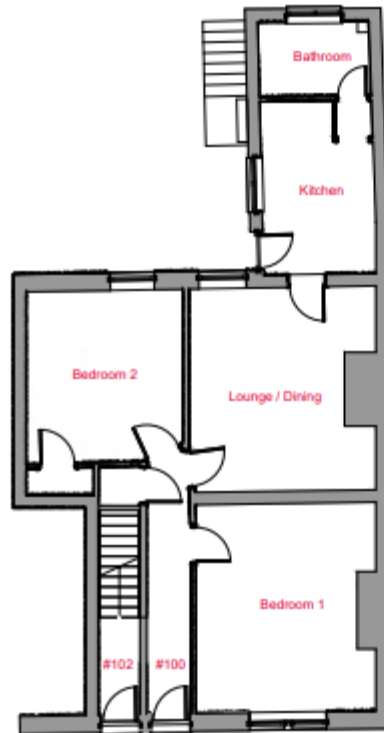


Existing Rear Elevation

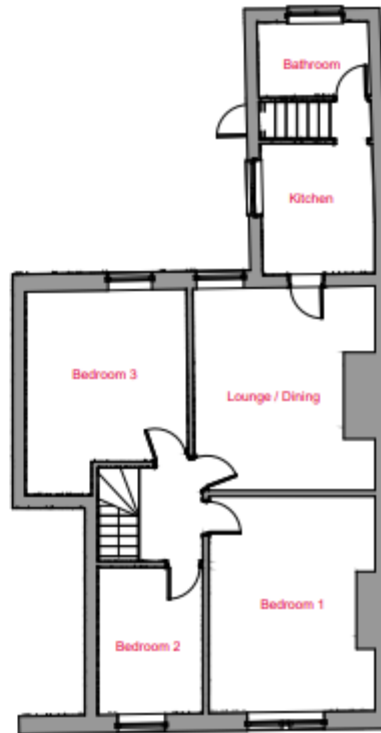


Existing Side (Rear Yard) Elevation

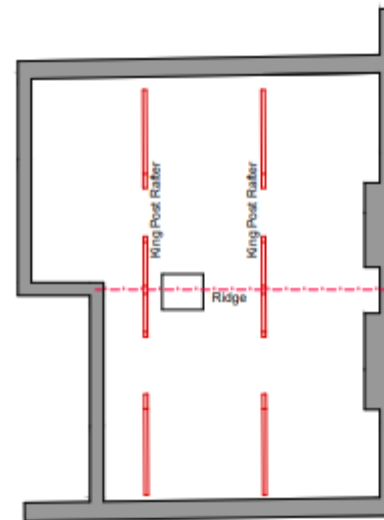
Section 7000



Existing Ground Floor Plan



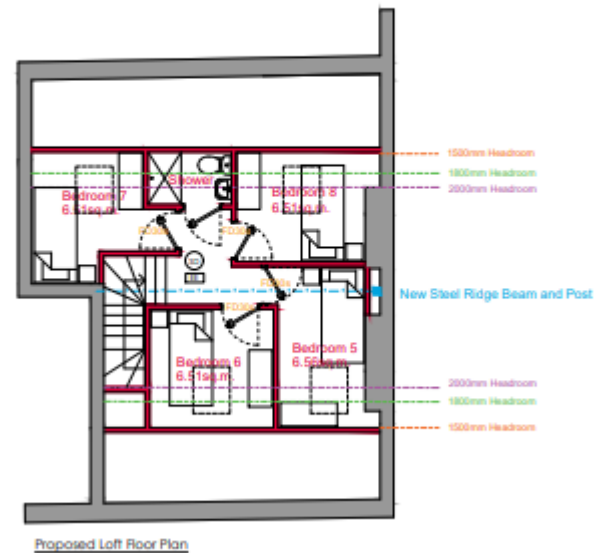
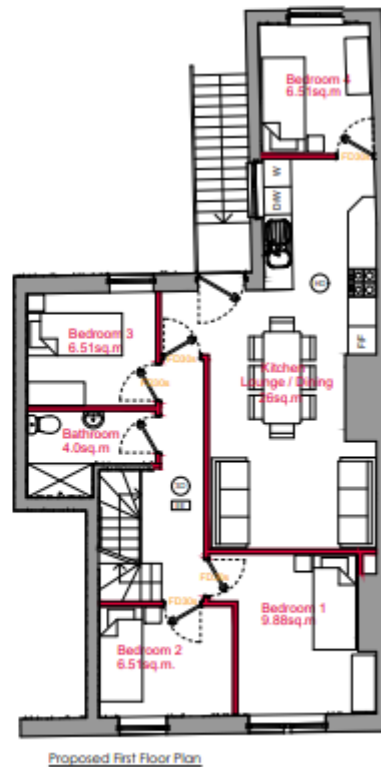
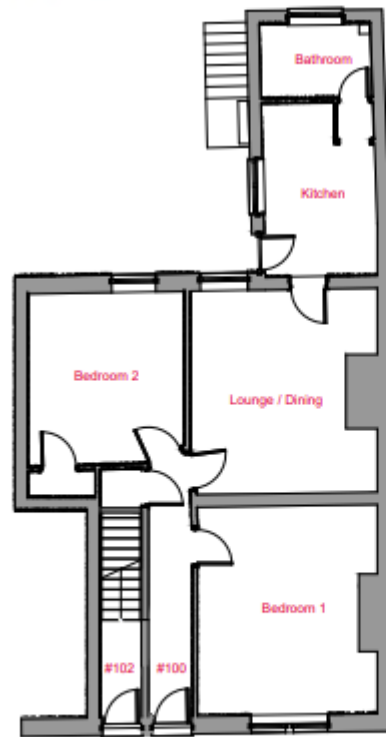
Existing First Floor Plan

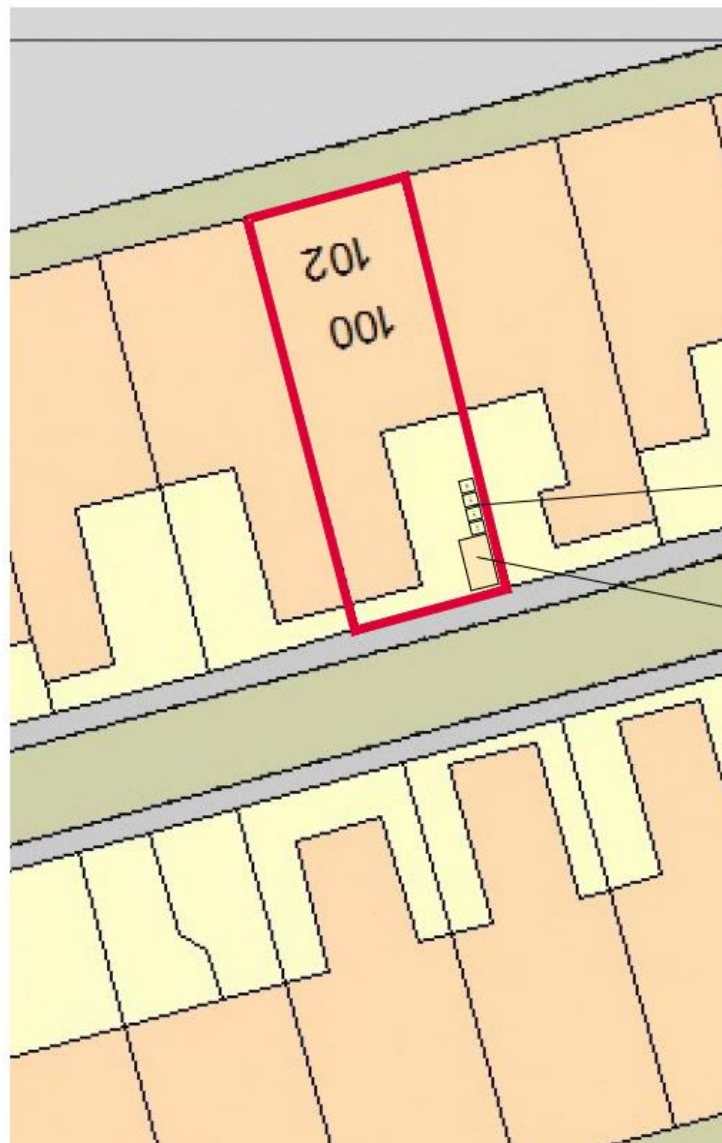


Existing Attic Floor Plan



Datum 7900





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2. All dimensions to be verified on site prior to any shop or site works being commenced.
3. Any discrepancies to be reported to the Designer BEFORE any work is put in hand.
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. Ensure all blockwork masonry a minimum crushing strength of 3.0N/mm²
7. The weight of each block must not exceed 20kg

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023081-005


REV. DATE DETAILS

REVISIONS:



Wardman Brown

113 Monmouth House
Leeds LS2 3ST
Tel: 0113 251 4000



CIAT
CERTIFIED 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



PT AVENUE

257
258

ATION ROAD

259

353

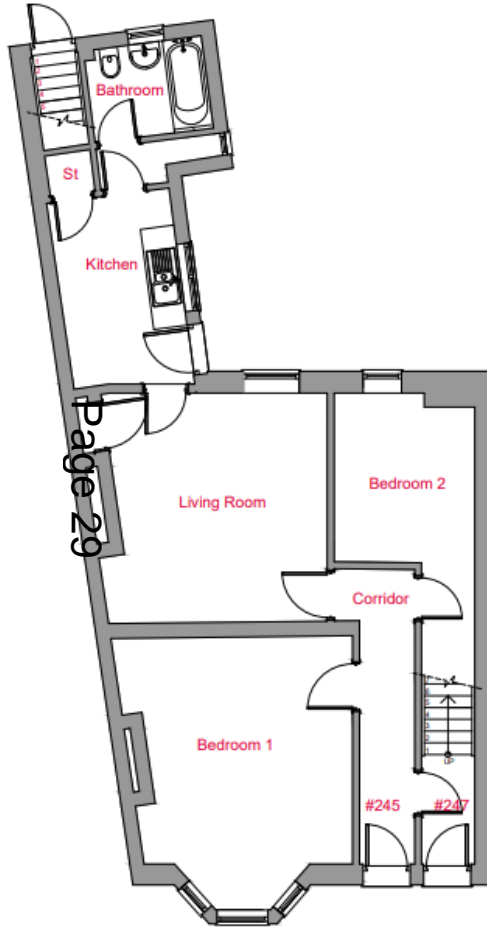
PROPOSED CYCLE STORE - REFER TO
DRAWING L023101-005

PROPOSED BIN STORAGE

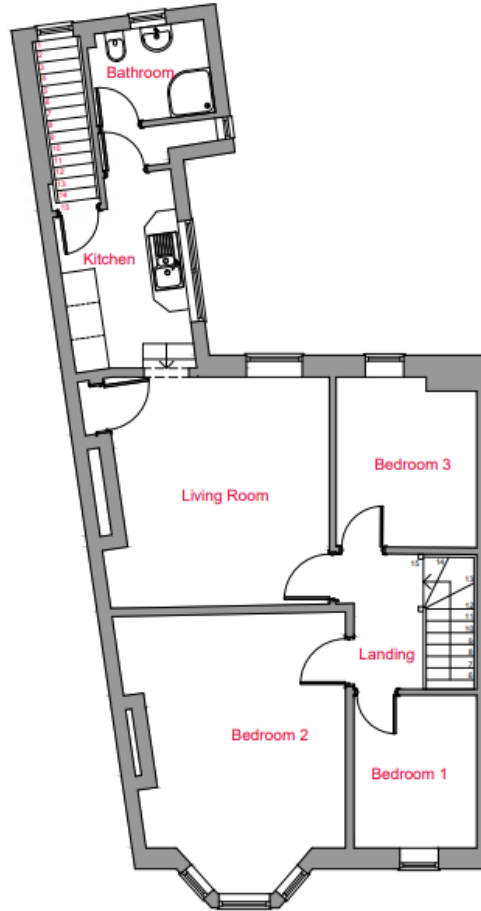


342
242

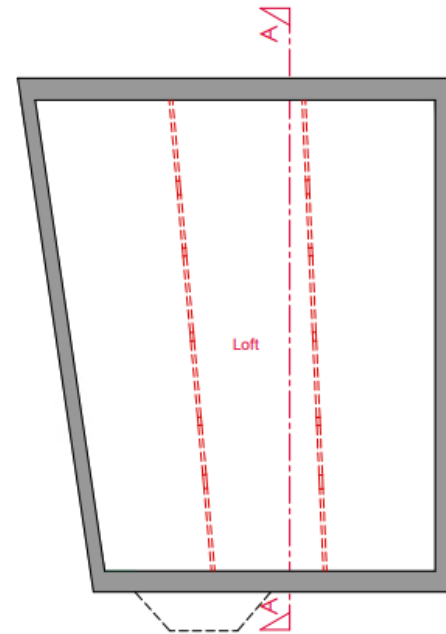
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2



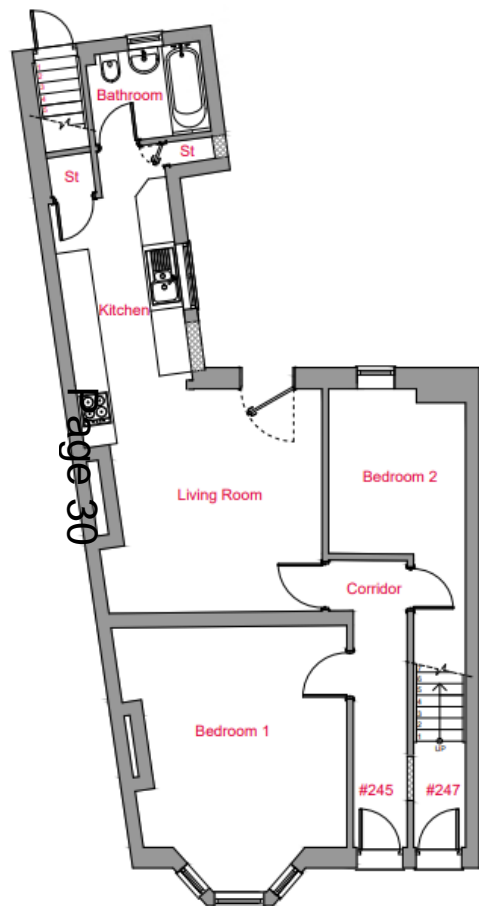
Existing Ground Floor Plan



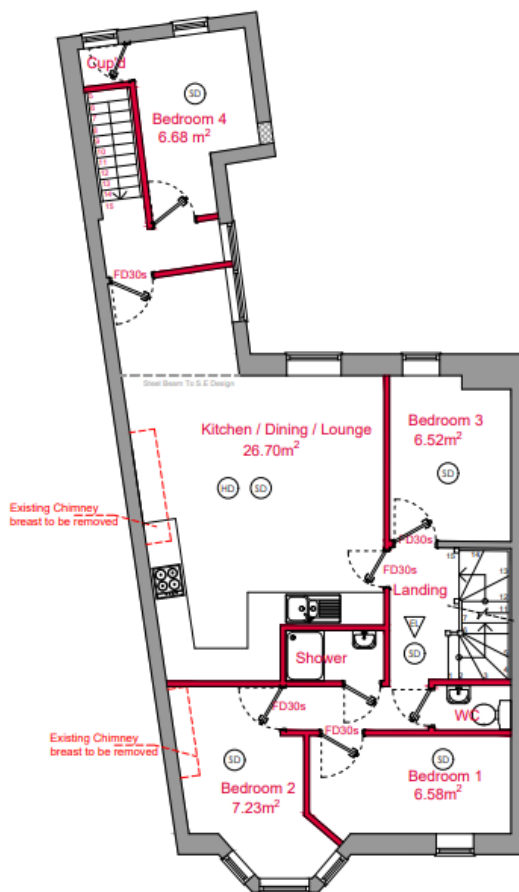
Existing First Floor Plan



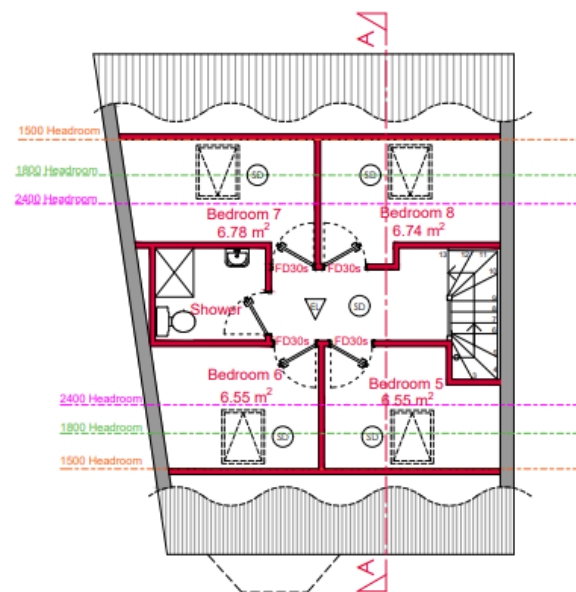
Existing Loft Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

AVENUE

25 2

ION ROAD

353

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO
DRAWING L023101-005

242
342
142

239

2

- Location: 12 Coronation Street, Wallsend
- Proposal: Conversion of residential dwelling into 2 HMOs (1no. 4-bed and 1no. 8-bed) with two storey rear extension, loft conversion and external alterations.

Applicant: Mr Taylor

Ward: Wallsend

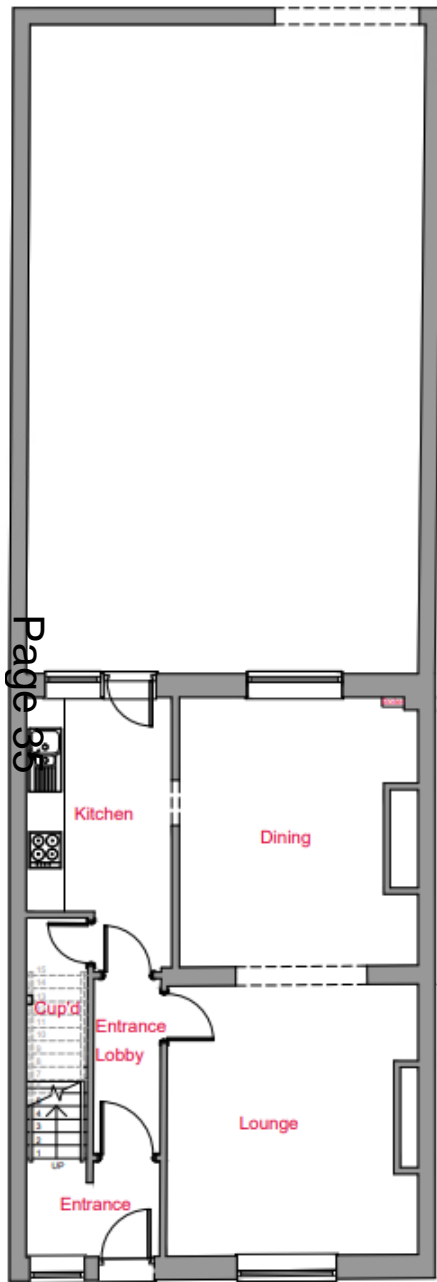


LOCATION PLAN 1:1250

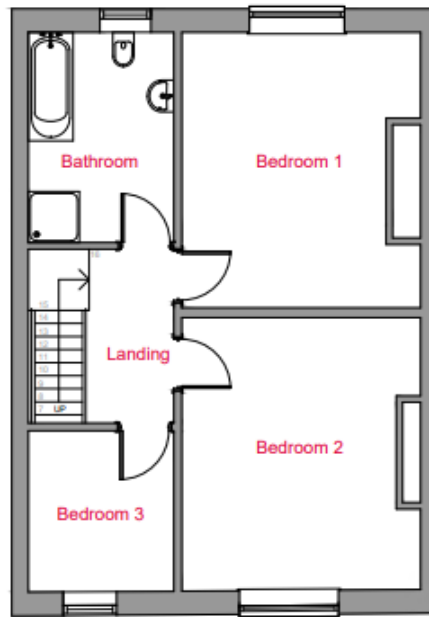


EXISTING BLOCK PLAN 1:500

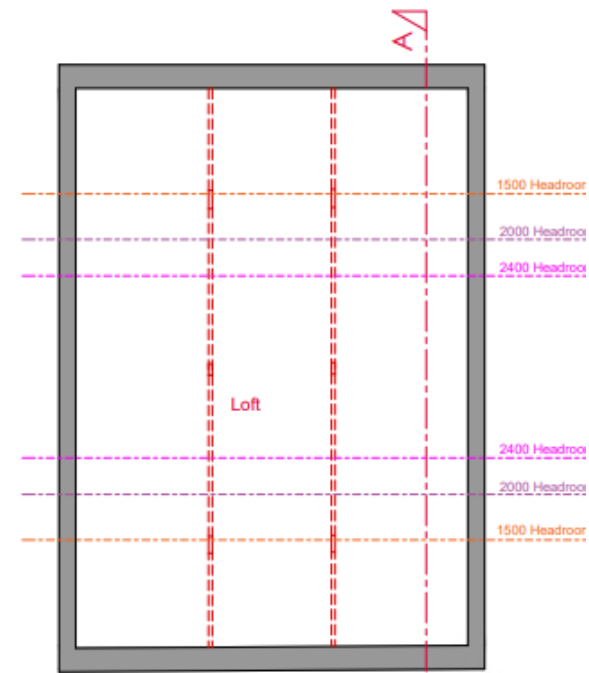




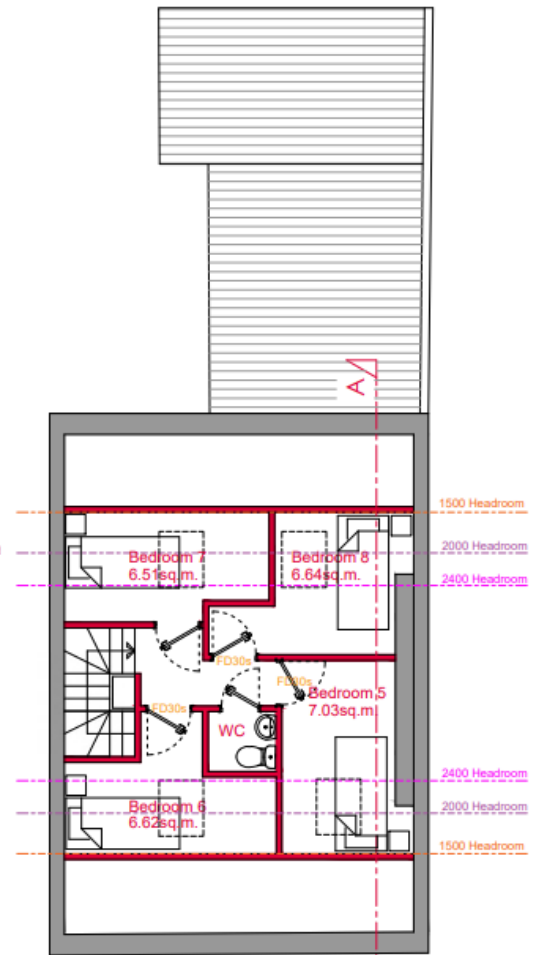
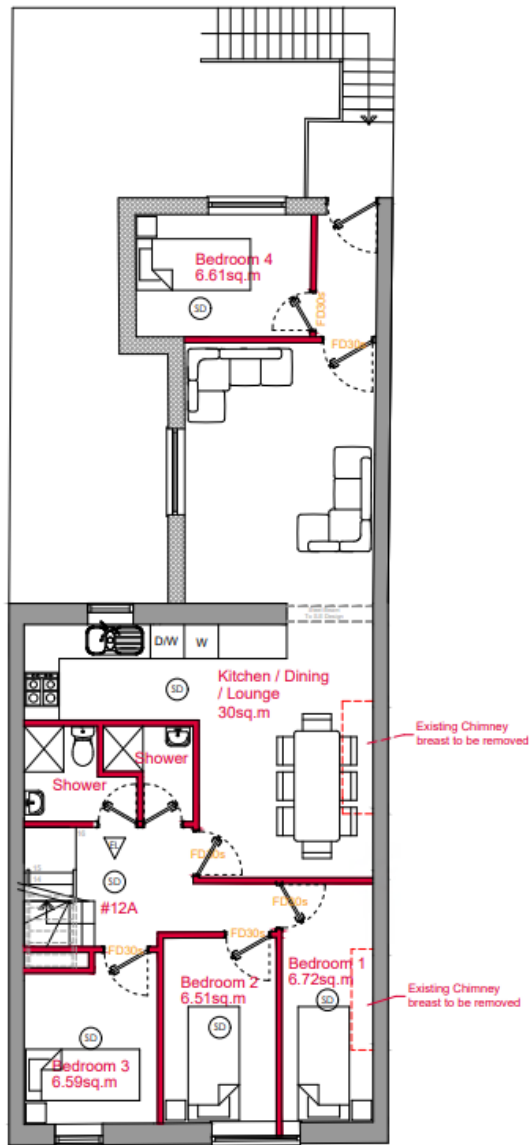
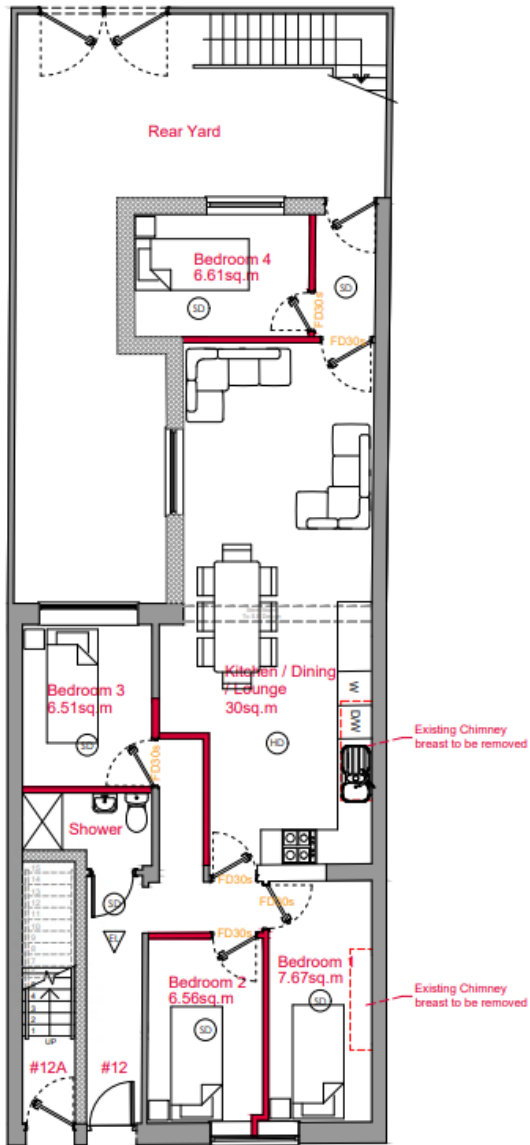
Existing Ground Floor Plan

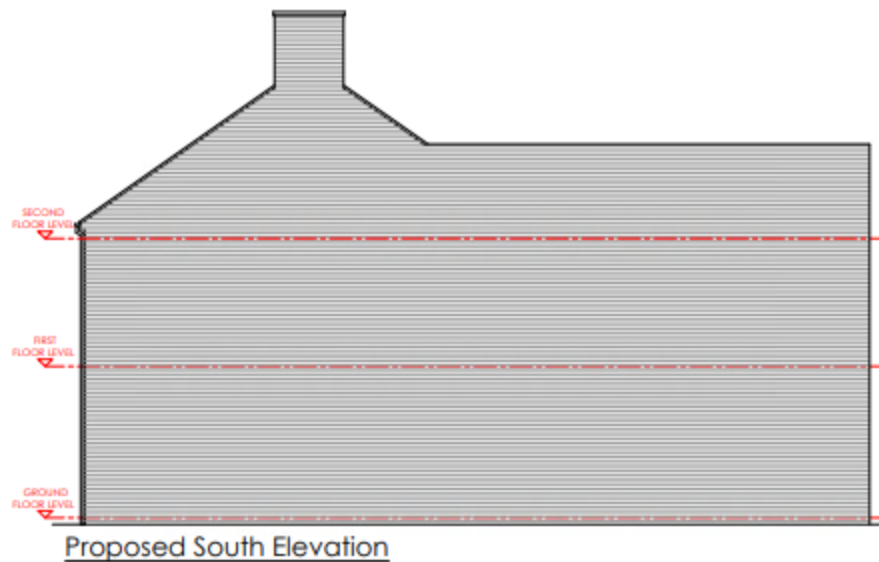
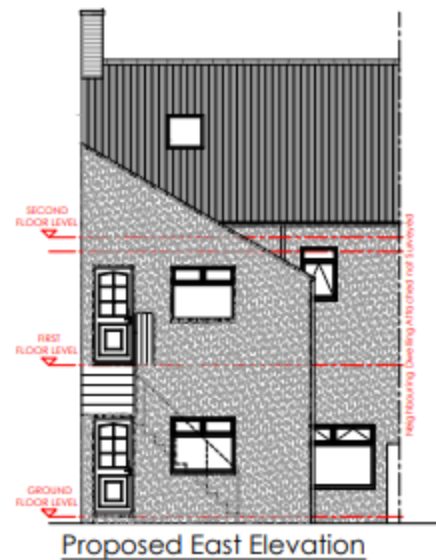
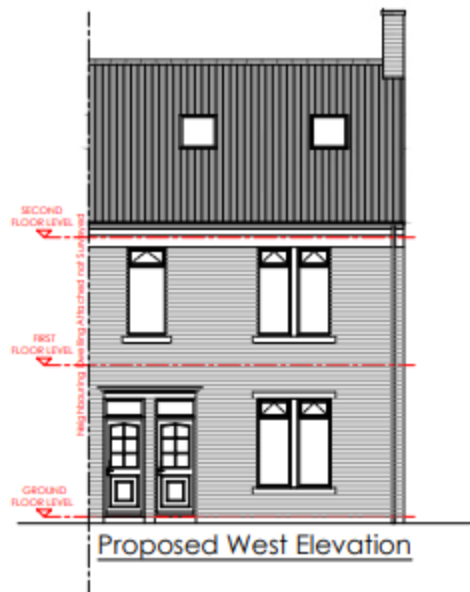


Existing First Floor Plan



Existing Loft Floor Plan





NOTES:

GENERAL SCALE

1. This drawing is on
2. All dimensions are
3. Any dimensions
4. This drawing must
5. This drawing must

CODE 2011 - (Refer

REMARKS

1. Use section 1
2. Section 1
3. Section 1
4. Section 1
5. Section 1
6. Section 1
7. Section 1

REV	DATE	REVISIONS
1	11/11/2011	11/11/2011



CLIENT:

PROJECT:

DRAWING:

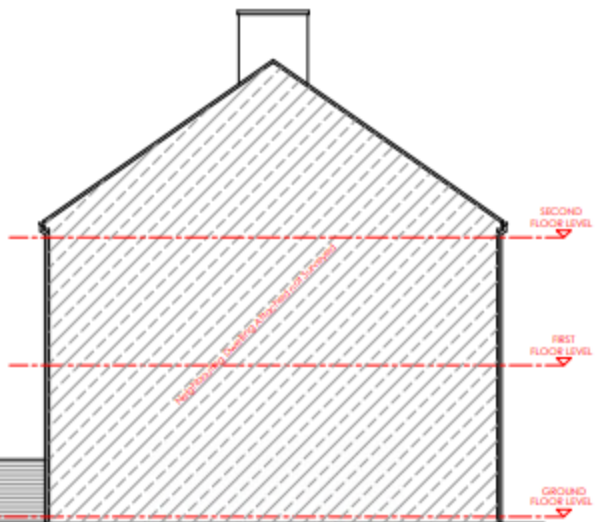
PURPOSE OF

PLAN:

SCALE: 1/8" = 1'-0"

DATE: NOV 2011

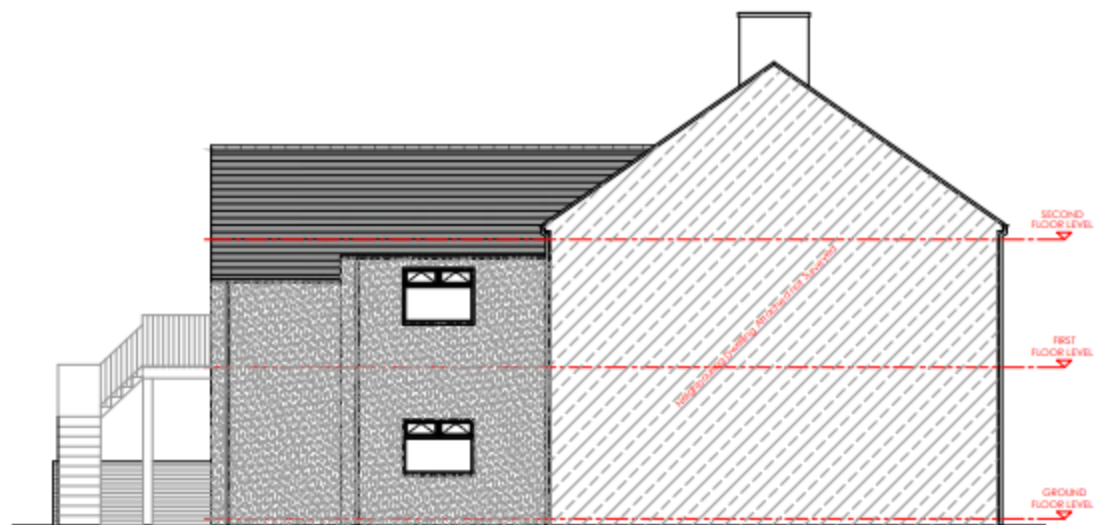
Existing North Elevation



NO.	REV.
1.	Rev. 1
2.	Rev. 2
3.	Rev. 3
4.	Rev. 4
5.	Rev. 5
6.	Rev. 6
7.	Rev. 7

NO.	REV.
1.	Rev. 1
2.	Rev. 2
3.	Rev. 3
4.	Rev. 4
5.	Rev. 5
6.	Rev. 6
7.	Rev. 7

Proposed North Elevation





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 3. Any discrepancies to be reported to the client prior to any work being put in hand.
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- CDM 2015 - (Refer to Project Health & Safety File)
- HAZARDS
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 7. The weight of each block must not exceed 150kg

PROPOSED CYCLE STORE - REFER DRAWING L023100-006

PROPOSED BIN STORAGE

REV. DATE. DETAILS
REVISIONS:



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