

Ref: 21/01774/FUL

RE: Objection to the erection of a commercial gym and nursery with associated parking

Submitted by Cllr Michelle Fox.

As you're aware this area is a conservation area and in the heart of residential dwellings as well as a nearby church.

In my capacity as the local councillor, I have had contact from residents who have made it clear to me that they are deeply concerned and distressed about this proposal going ahead, due to the adverse impact locally on wildlife, increase on traffic congestion, and how having a commercial business opposite their homes will impact their quality of life.

Like them, I have significant concerns regarding the suitability of a gym and nursery facility, in this residential area and believe it will have a significant adverse impact on the health and quality of life of nearby residents and the local wildlife and have outlined my reasons below:

Firstly, access to the Gym and Nursery on Sandy Lane, which is a cul-de-sac would increase footfall and car access and I believe cause significant issues with parking for residents and patrons alike.

Sandy Lane only has one route in and one route out for residents which would apply to any patrons of the gym travelling by car.

The parking area proposed to accommodate patrons is 17 vehicles.

There is no information regarding the capacity of the gym and nursery or the opening and closing times in the planning proposal, BUT I believe it is essential that these facts are considered at the planning stage in order to thoughtfully ascertain and assess the real-terms impact that this commercial business will have on nearby residents and local wildlife.

The proposal illustrates that the car park has provision for 17 cars but if we assume that the opening hours are similar to the opening hours of other gym facilities in North Tyneside, we can anticipate 12 hours of access, based on the opening times of 8am - 8pm.

Based on this assumption, during a period of 12 hours (with a patron parking to use the facilities for 90 mins in the gym, taking up 17 spaces) I would anticipate a turnover of 136 cars during a 12 hour day, entering and leaving the car park. Or, on a 7 day week: 952 cars entering and leaving the car park, onto a cul-de-sac which has only one route in and out. Thereby causing significant congestion and disruption to the biodiversity of the area.

I also believe, it is necessary to consider the capacity of the gym to identify if the proposed development is acceptable in terms of its impact on highway safety and parking provision which in my view it is not:

Based on the square footage proposed: 4,490 square footage and if we reasonably anticipate that 10 sq/ft equates to the space needed for each patron. This suggests a maximum capacity at any one time of 450 patrons. Even if we give this calculation the benefit of the doubt and half it to 225 patrons - there are still only 17 car parking spaces available.

I therefore think it is logical to expect that a significant proportion of cars would not be able to park in the gym car park during opening times, and will no doubt park on Sandy Lane, which raises concerns for the safety of local walkers who access dog walking routes both north and south of Sandy Lane and the biodiversity of this route, as well as car parking for residents. Many of whom are retired and/or elderly.

Therefore, due to access issues and the limitations of the onsite car parking outlined above, I believe this proposal will have a significant negative impact on this quiet residential area, on the welfare of residents and the indigenous wildlife, and that the area is wholly unsuitable for the construction of a gym, nursery and car park.

I do not believe that this development is acceptable in terms of its impact on highway safety and that sufficient parking is provided.

Therefore, I respectfully request that planning permission is not given in this instance.

Yours sincerely,

Councillor Michelle Fox

Weetslade Ward.