

ADDENDUM (03.07.23)

Application No:	23/00469/FUL	Author	Julia Dawson
Date valid:	5 April 2023	:	
Target decision date:	5 July 2023	☎:	0191 643 6314
		Ward:	Battle Hill

Application type: full planning application

Location: Buzz Bingo Club Middle Engine Lane Wallsend Tyne And Wear NE28 9NT

Proposal: Proposed change of use of existing bingo hall (Sui Generis) to retail (Class E(a)) together with external works to the building and alterations to the service yard and car park

Applicant: BMW (UK) Trustees Ltd C/o LGIM,

Agent: Rapleys LLP, Mr Alex Rogerson 66 St James's Street London SW1A 1NE

RECOMMENDATION: Application Permitted

A letter has been received from Buzz Bingo, which is attached to this addendum.

Planning Officer comments

Buzz Bingo disagree that policy S7.10 does not apply. However, Buzz Bingo accept that policy S7.10 states that planning permission for the re-use of buildings for community uses will be permitted where the community's ability to meet is day-to-day needs for services is not reduced.

Clearly this needs to be seen in the round, as any loss would have an impact and the policy is not about preventing any loss. There are a range of venues close to the site that could provide similar opportunities for the groups to regularly meet, socialise and interact. This is set out in detail in paragraph 7.30 and 7.31

Even if Members accept that policy S7.10 does apply, the policy still allows the re-use of buildings for community use where the community's ability to meet is day-to-day needs for services is not reduced. There is a range of other community facilities within the area that will still meet the day-to-day needs for services. Therefore, even if policy S7.10 does apply, the proposal is not contrary to it.