



# Planning Committee

12 December 2023

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

Newsteads Drive

Chathill Close



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Fairways



InPost Parcel Locker

Sainsbury's

Sainsbury's

Chathill Cl

Newsteads Dr

Fairways

Meadowfield

Google

Mount Way



Newsleads Drive

Cycle Shelter

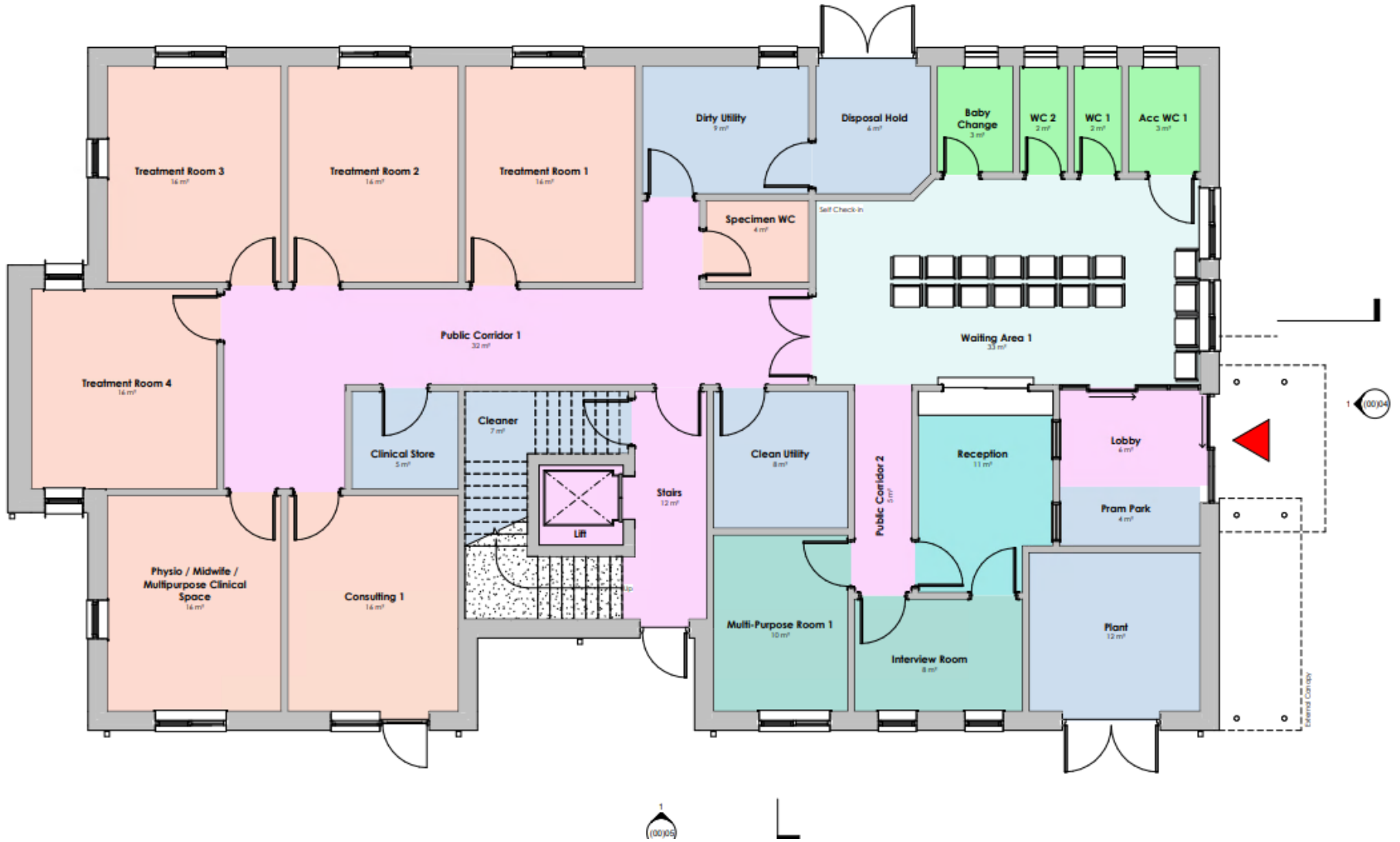
Amulance  
Drop Off & Turning

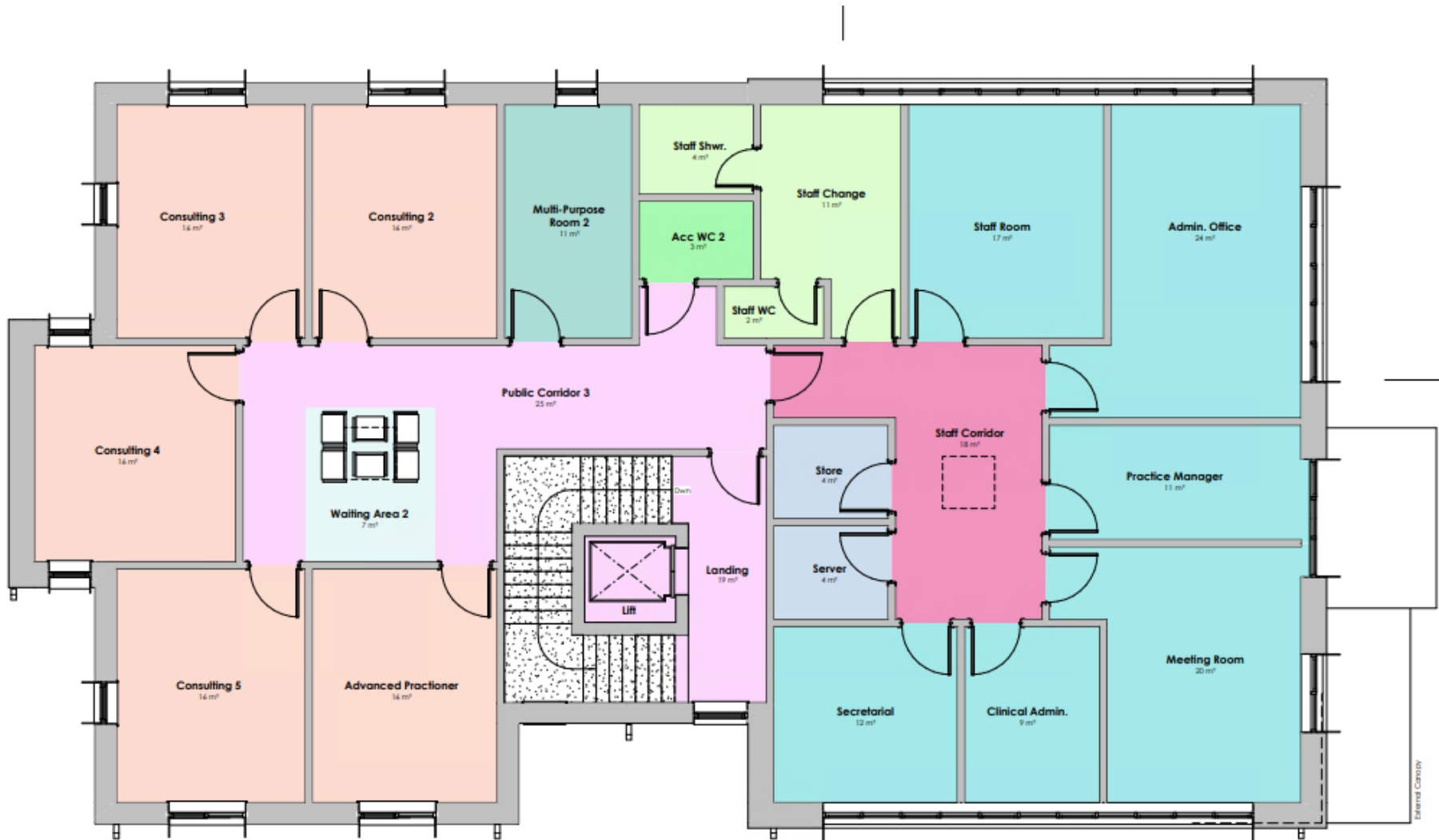
NEW  
MEDICAL  
CENTRE

By Appointment

<b>IBA</b> ARCHITECTS	
10000 10th Street, Suite 1000, Richmond, BC V6X 1A7 Tel: 604-273-1111 www.ibaarchitects.com	
Project:	PROPOSED MEDICAL CENTRE 10000 10th Street, Richmond, BC V6X 1A7
Site:	PROPOSED SITE PLAN
Client:	ARGON PROPERTY DEVELOPMENT SOLUTIONS 10000 10th Street, Richmond, BC V6X 1A7
Scale:	1:1000
Drawn:	12/20/20
Checked:	12/20/20
<b>APPROVAL</b>	
1493	(SP)03 A1





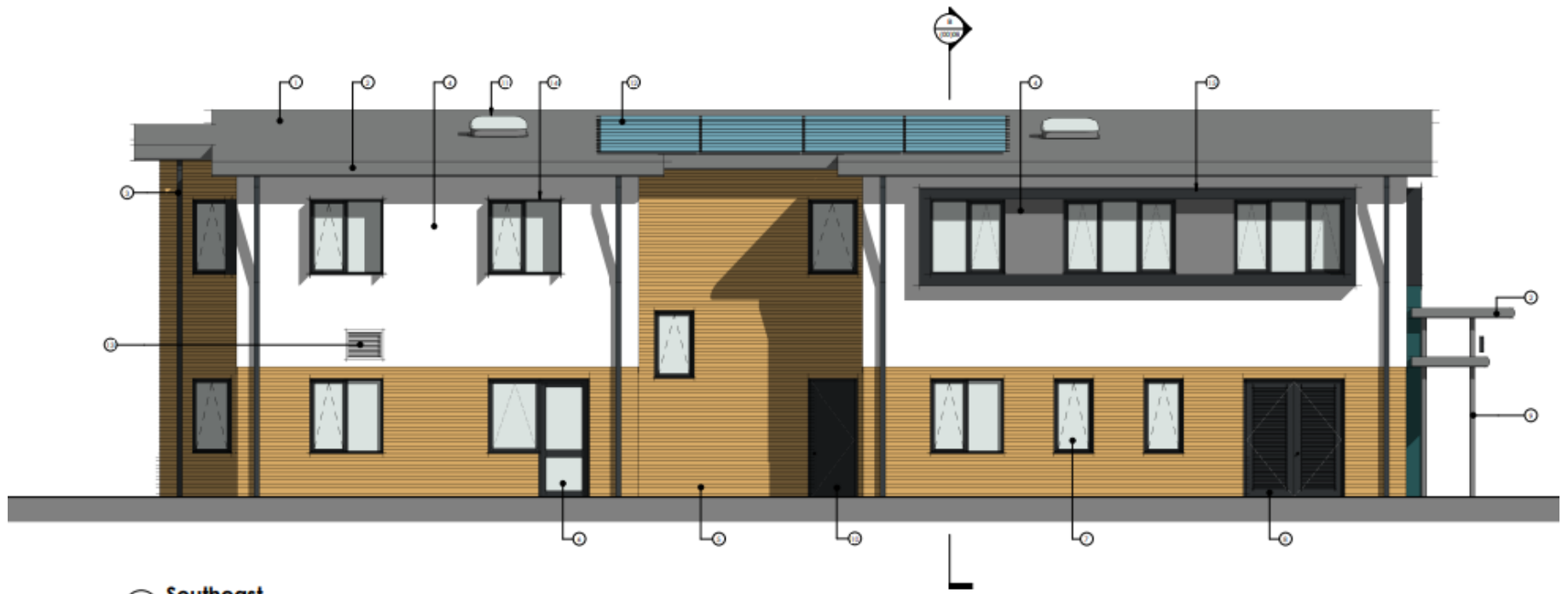




1 **Northeast**  
1 : 50







1 Southeast  
1 : 50



vehicle sightlines and  
protecting NWL guidance  
surface water sewers.

delivery / drop  
able paving

age strategy  
attractive to  
of temporary  
flood.

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SEEDS	DENSITY
	3 per m <sup>2</sup>
	3 per m <sup>2</sup>
	3 per m <sup>2</sup>
	3 per m <sup>2</sup>
	3 per m <sup>2</sup>

TYPE	DENSITY
UNBALLED	AS SHOWN
HALLED	AS SHOWN
FULLY BALLED	AS SHOWN

POT	DENSITY
POT	5 per m <sup>2</sup>
POT	5 per m <sup>2</sup>
POT	5 per m <sup>2</sup>
POT	5 per m <sup>2</sup>
POT	5 per m <sup>2</sup>
POT	5 per m <sup>2</sup>

ORNAMENTAL SHRUBS			
SPECIES	SIZE (cm)	TYPE	DENSITY
Cornus 'Henry Hall'	40-45	3L/2 CG	3 per m <sup>2</sup>
Cornus 'Midwinter Fire'	40-45	3L/2 CG	3 per m <sup>2</sup>
Hebe 'ablicare - Red Edge'	25-30	3L/2 CG	5 per m <sup>2</sup>
Hebe 'plagiifolia - Subarctic'	25-30	3L/2 CG	5 per m <sup>2</sup>
Lavandula 'Hidcote'	25-30	3L/2 CG	5 per m <sup>2</sup>
Lonicera 'Maygreen'	40-45	3L/2 CG	3 per m <sup>2</sup>
Mahonia 'Apollo'	30-40	3L/2 CG	5 per m <sup>2</sup>
Potentilla 'Abbotswood'	30-35	3L/2 CG	4 per m <sup>2</sup>
Sambucus 'Edward Bowler'	25-30	3L/2 CG	5 per m <sup>2</sup>
Spiraea 'Trinity'	35-40	3L/2 CG	4 per m <sup>2</sup>

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

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



Possible new native edge mix planting to gap up and improve habitat and habitat connectivity

Proposed new native mix hedgerow to southern and eastern boundaries of car park.

Existing mixed hedgerow and hedgerow trees to Chathill Close are retained.

Proposed new urban trees to compensate for the loss of 12no. 28no in total

### Legend

-  Existing copse and hedgerow etc.
-  Proposed copse / shrubs and edge mix and hedgerow etc.
-  Proposed urban trees

Proposed Building

Newsteads Drive

Proposed new native mix copse and 2no. Standard trees.

Existing mixed native copse of trees (where shown)

Majority of space remains as open managed amenity grassland.

Possible arc of new urban trees to improve setting of sheep sculpture and existing seating area

Possible revised grass maintenance regime areas to encourage wildflora and improve habitat.







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

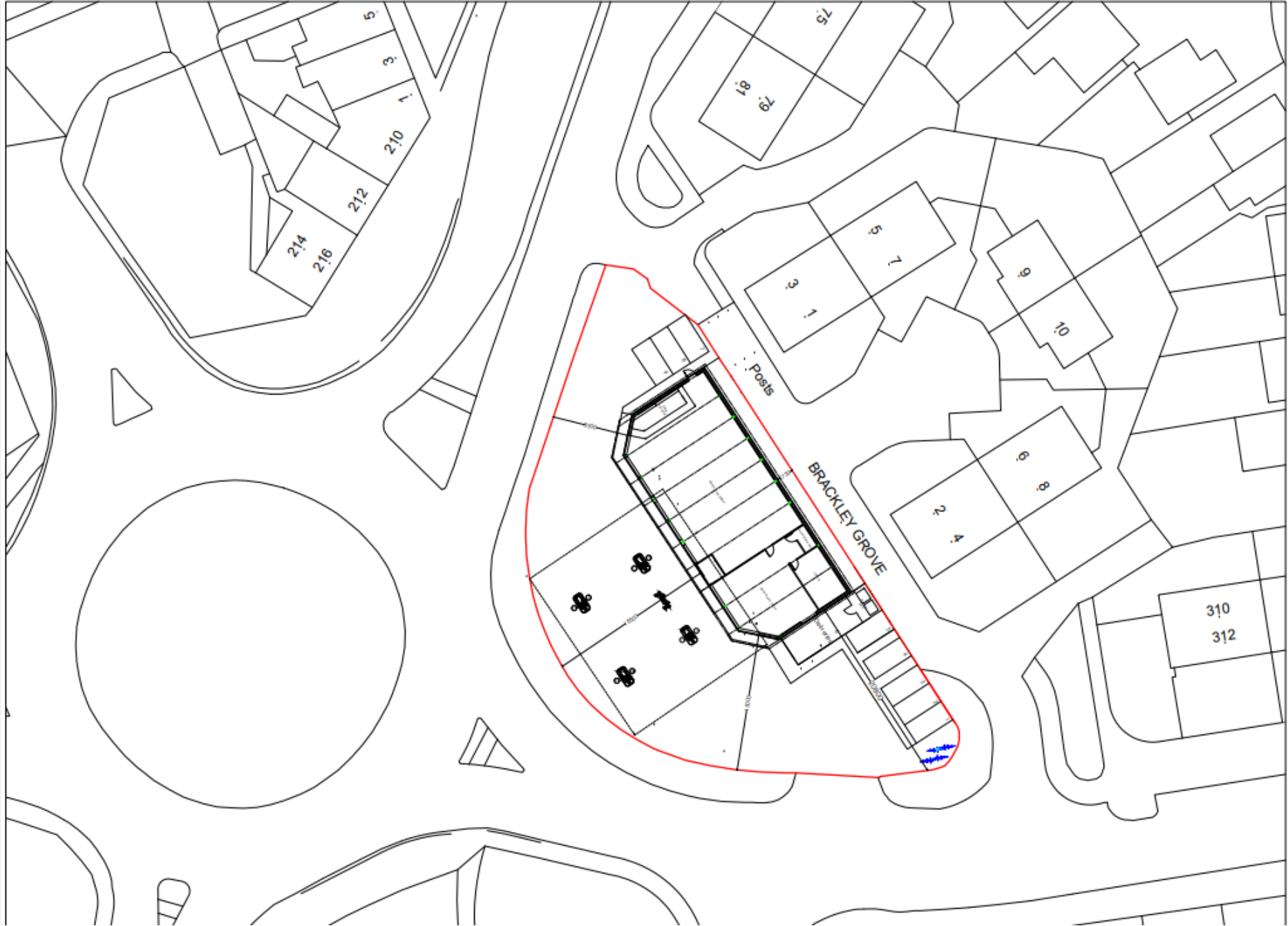


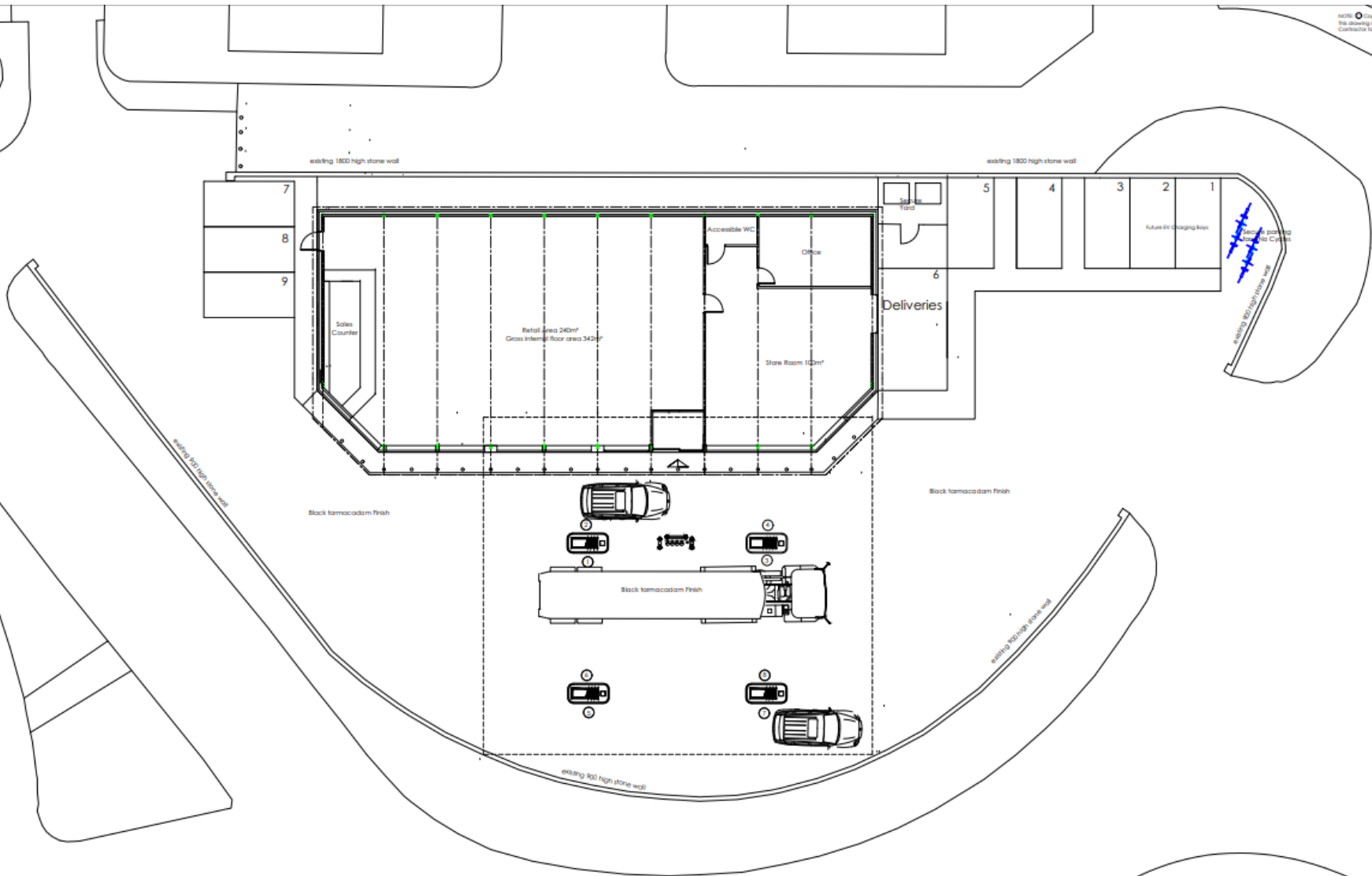
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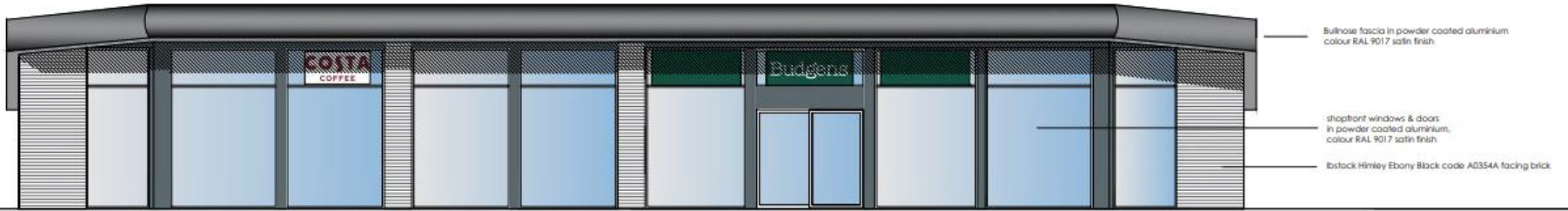
Site Location Plan 1.1250









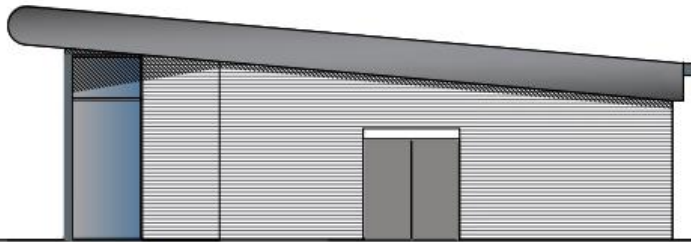


Bullnose fascia in powder coated aluminium  
colour RAL 9017 satin finish

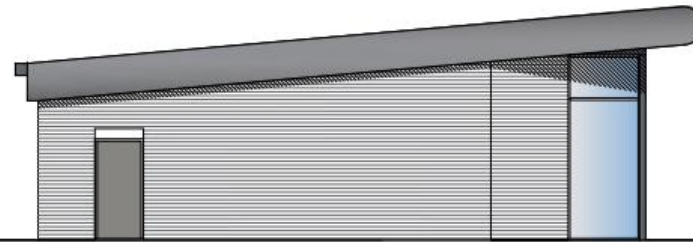
shopfront windows & doors  
in powder coated aluminium,  
colour RAL 9017 satin finish

Eastock Himley Ebony Black code A0354A facing brick

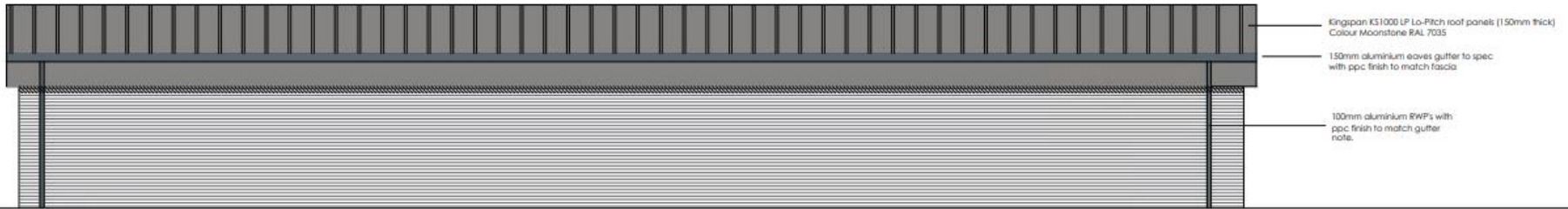
Front Elevation



Side Elevation



Side Elevation



Kingspan KS1000 LP Lo-Pitch roof panels (150mm thick)  
Colour Moonstone RAL 7035

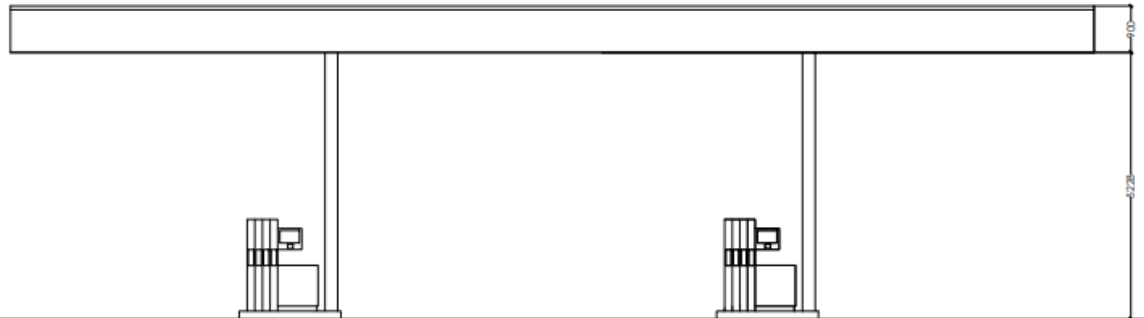
150mm aluminium eaves gutter to spec  
with ppc finish to match fascia

100mm aluminium R/WPs with  
ppc finish to match gutter  
note.

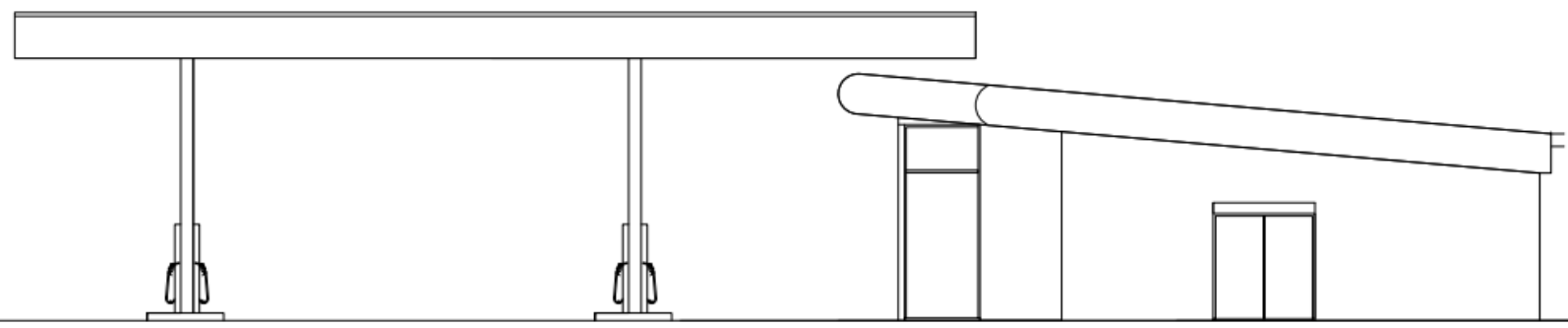
Rear Elevation



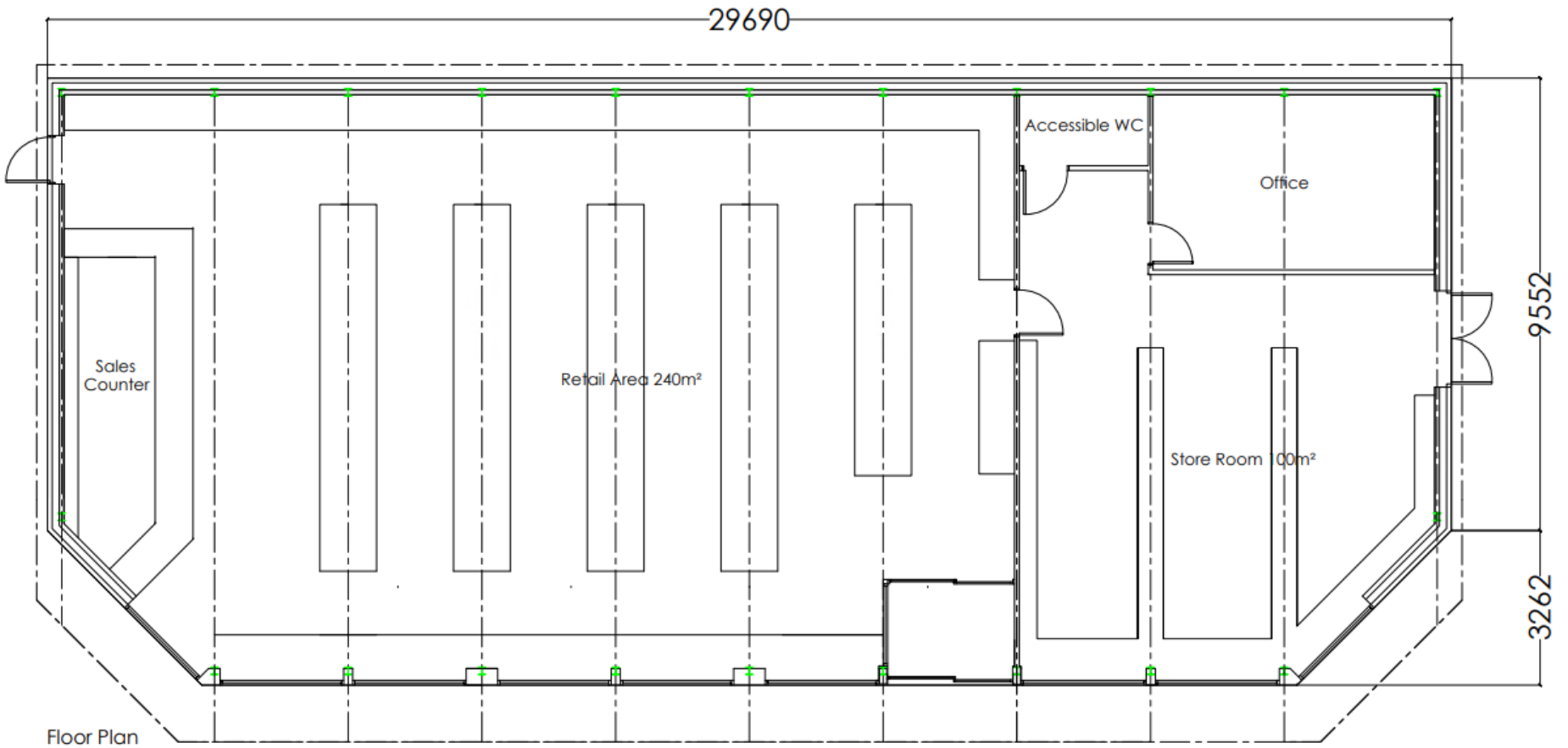
Street Scene



Canopy Pump Island Front Elevation

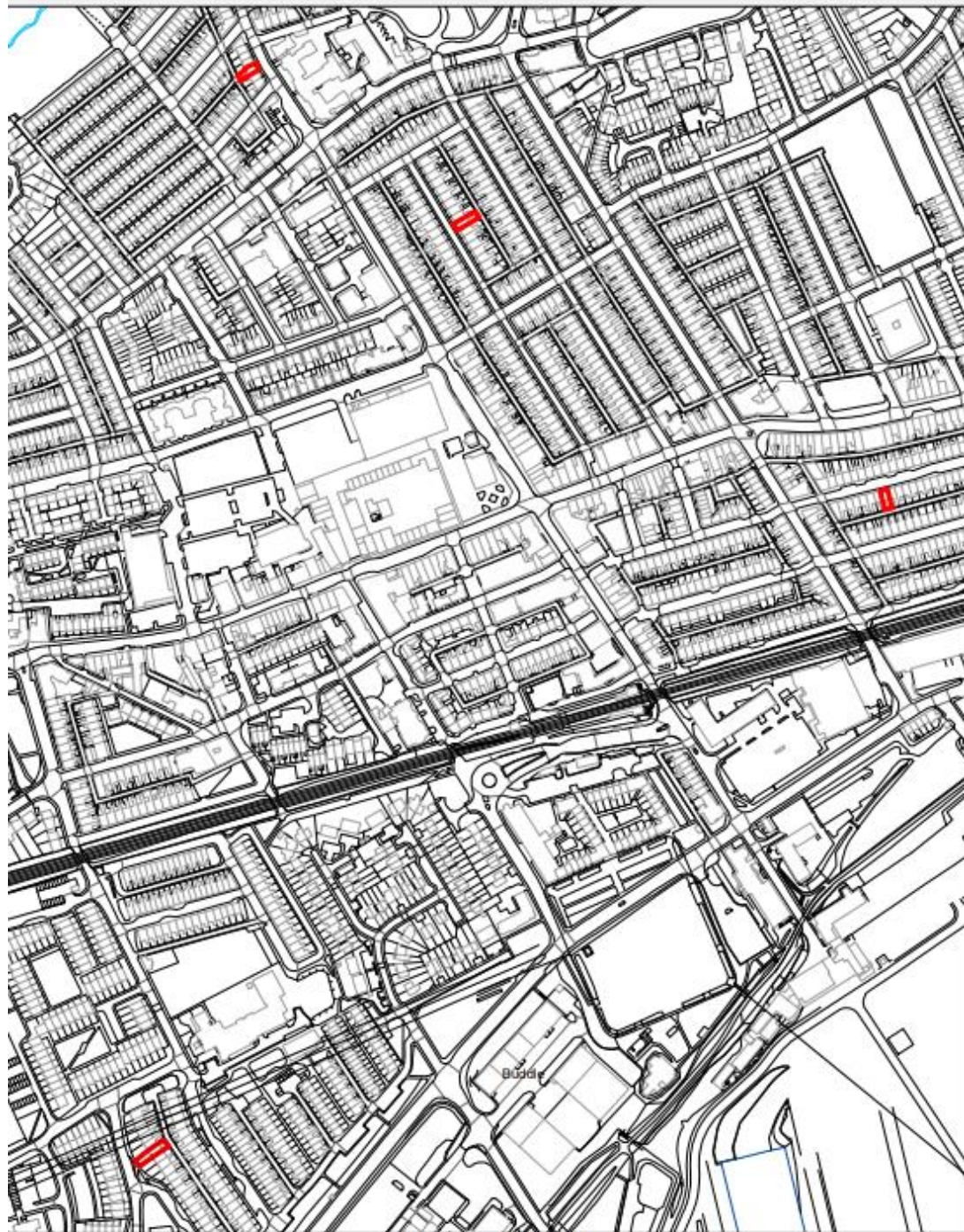


Canopy Pump Island Side Elevation

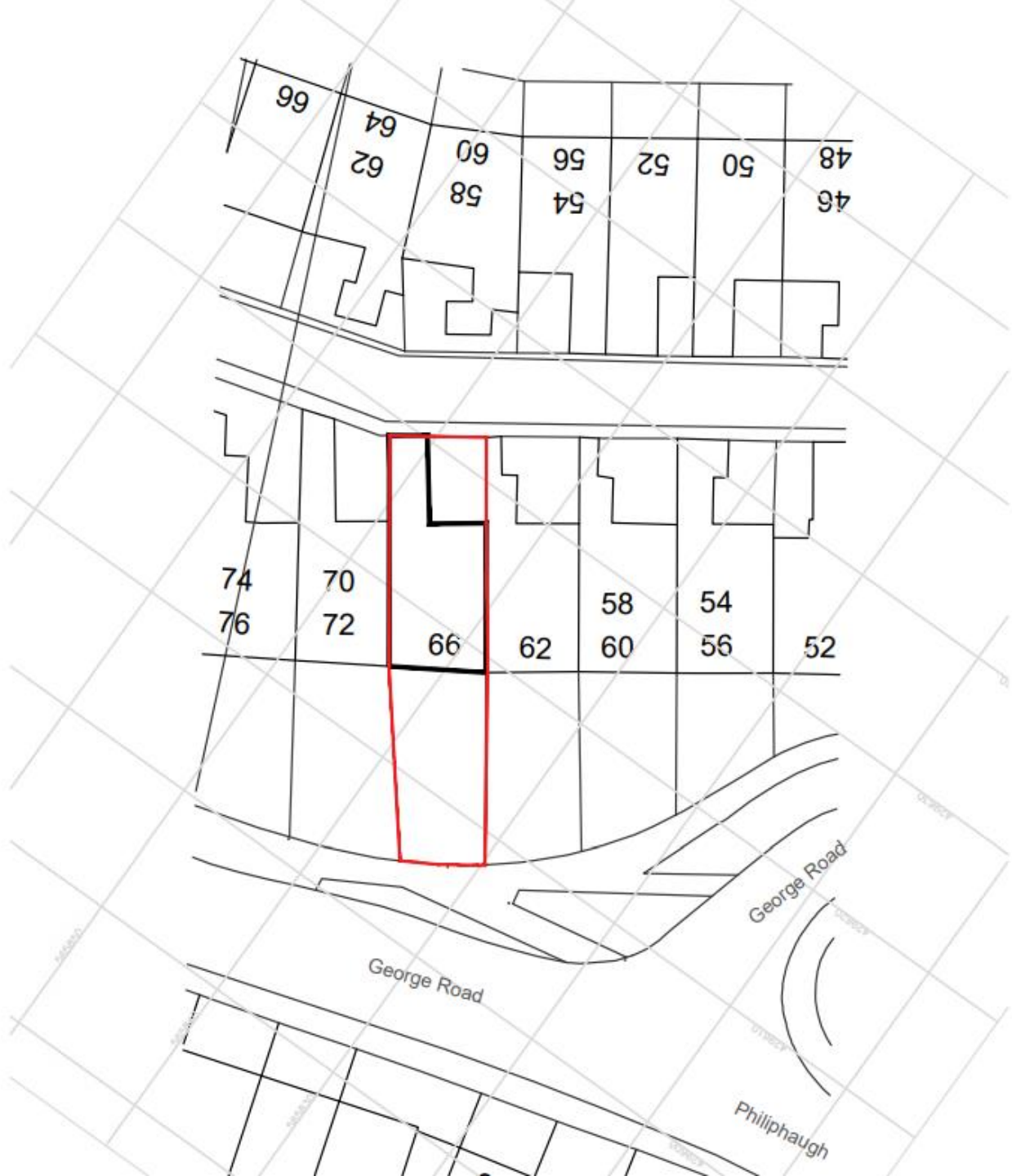


23/01410/FUL

- 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

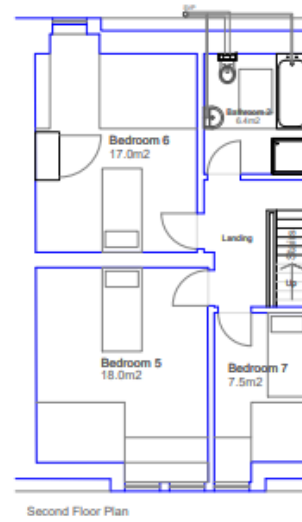
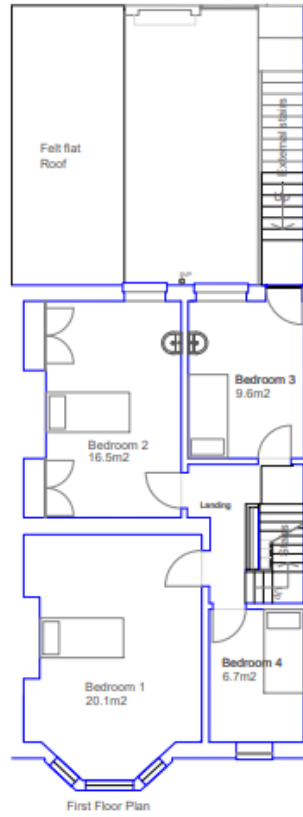
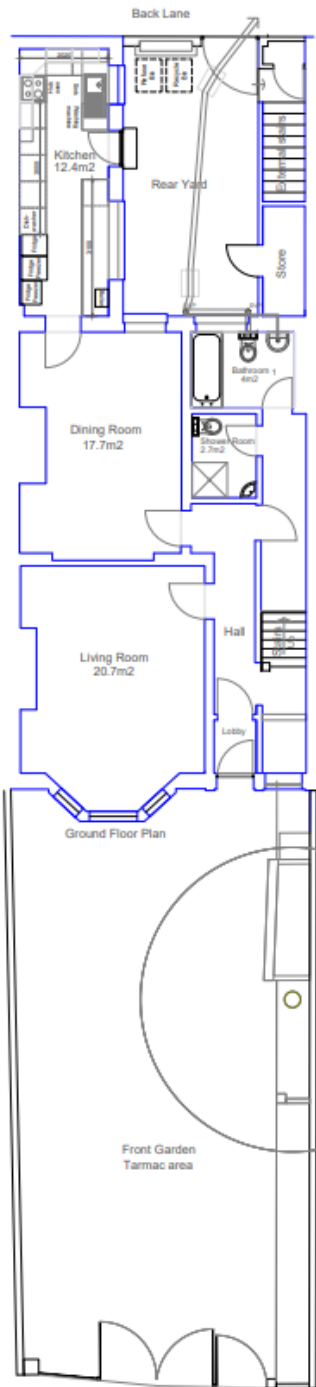


Proposed HMO Sites





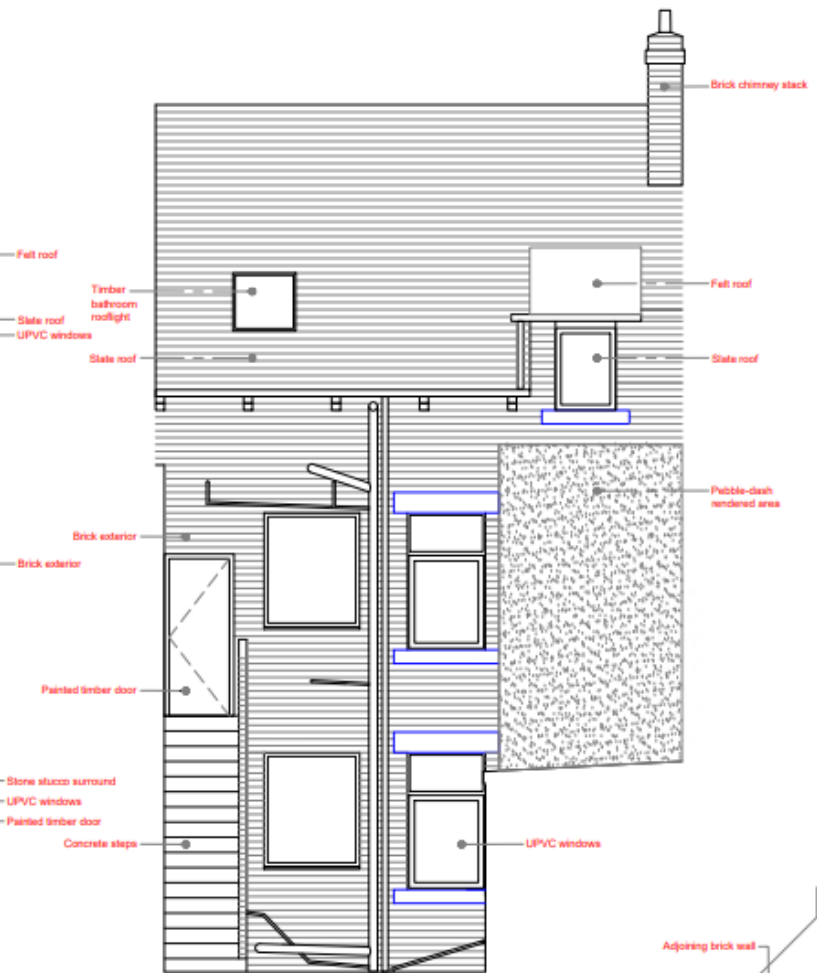




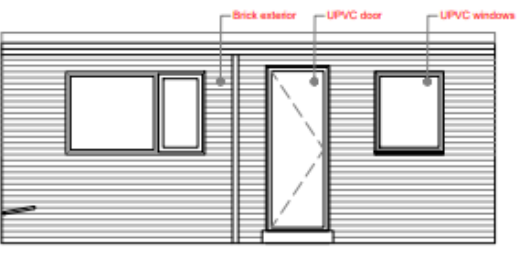




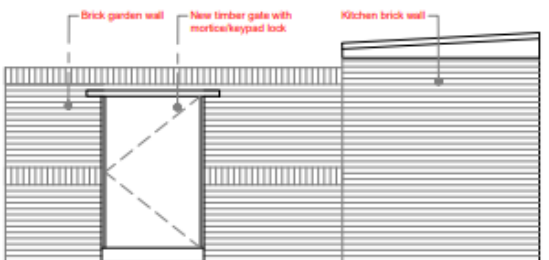
Existing Front Elevation



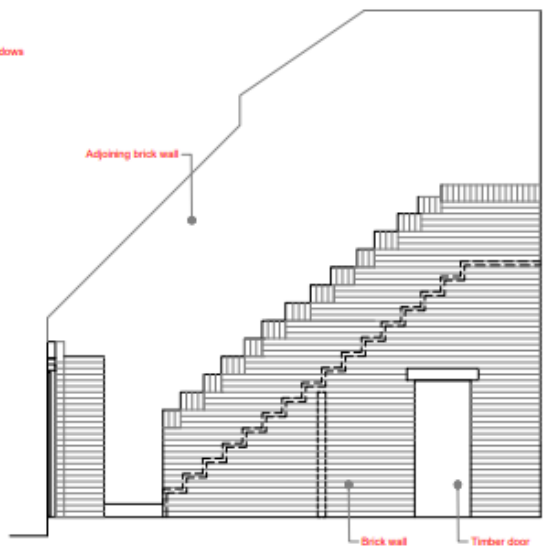
Existing Rear Elevation



Existing Kitchen Elevation



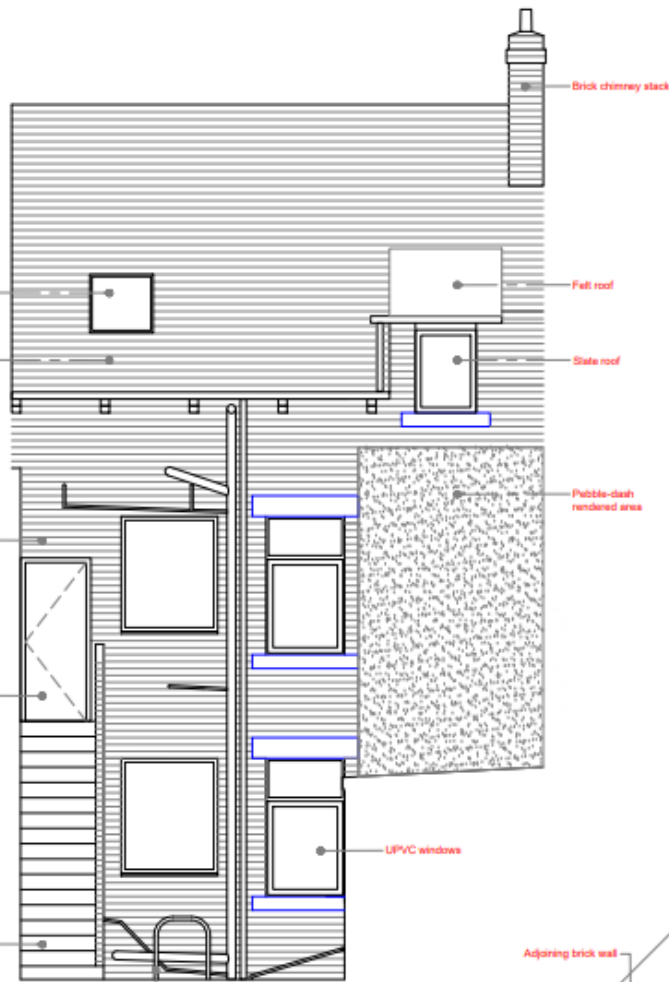
Existing Rear Street Elevation



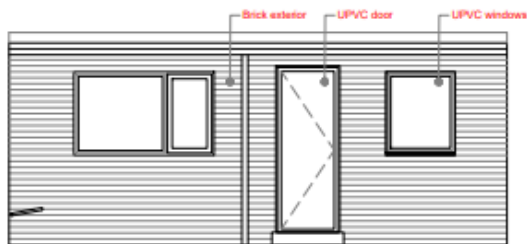
Existing External Stair Elevation



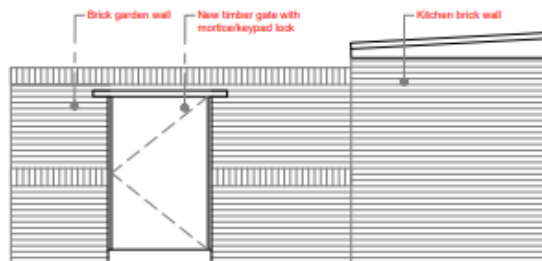
Front Elevation



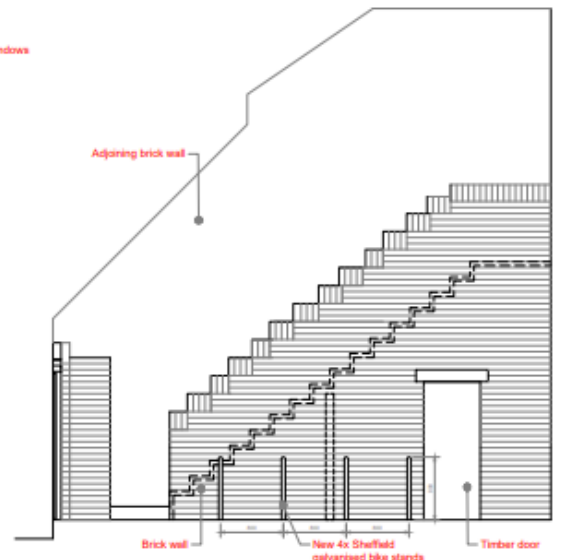
Rear Elevation



Kitchen Elevation



Rear Street Elevation



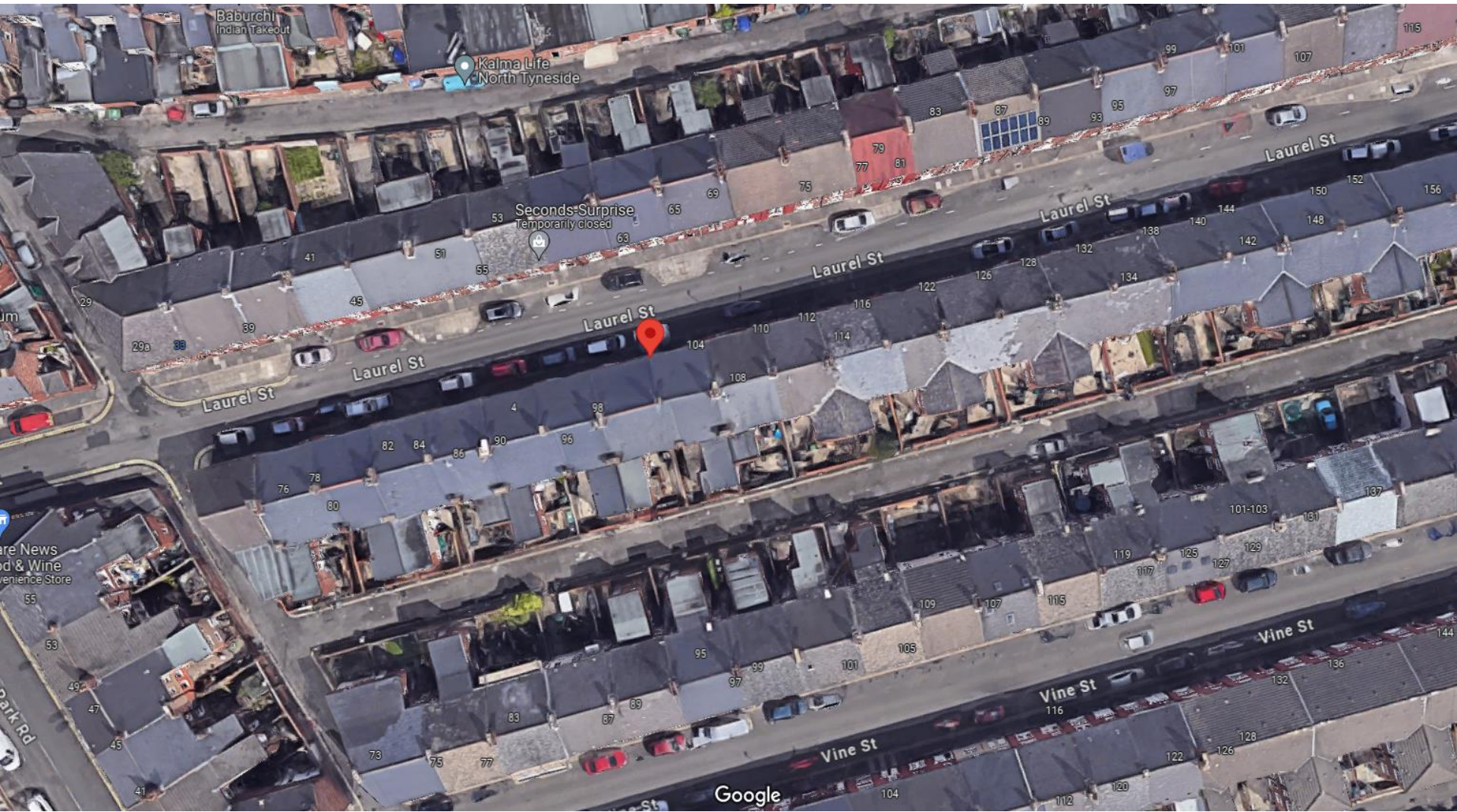
External Stair Elevation

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





Baburchi  
Indian Takeout

Kalma Life  
North Tyneside

Seconds Surprise  
Temporarily closed

Laurel St

Laurel St

Laurel St

Laurel St

Laurel St

Laurel St

are News  
& Wine  
venience Store

park Rd

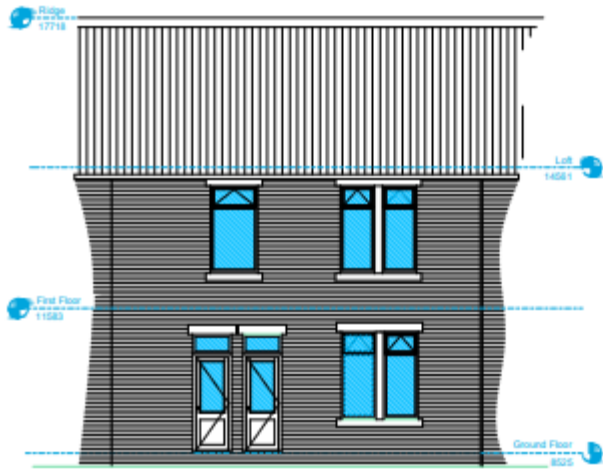
Vine St

Vine St

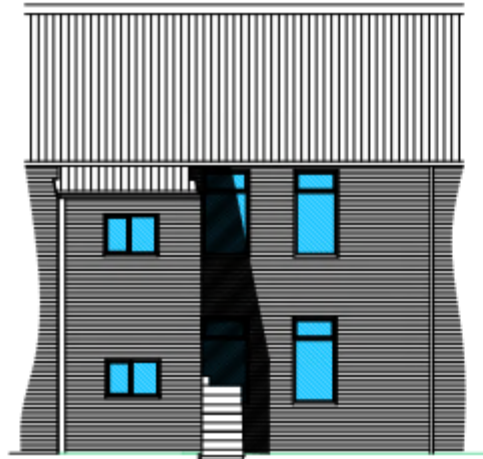
Vine St

Google





Existing Front Elevation

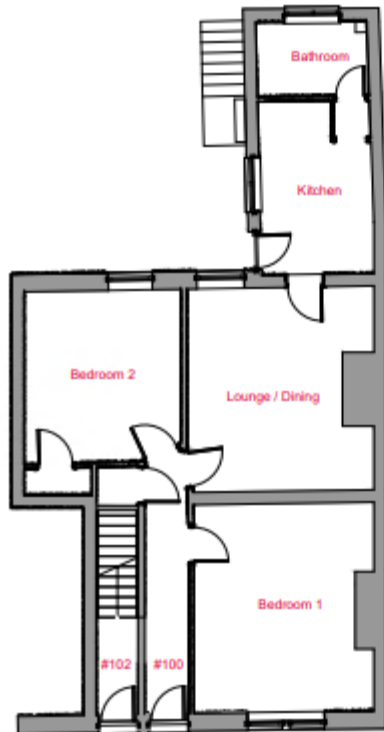


Existing Rear Elevation

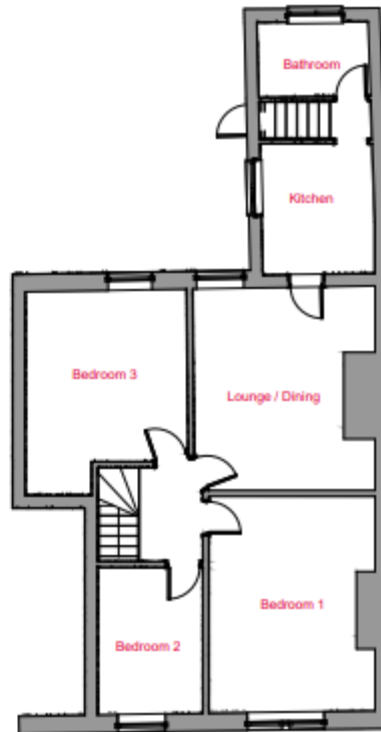


Existing Side (Rear Yard) Elevation

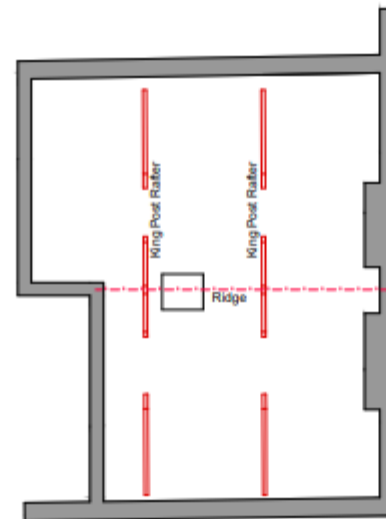
Section 7000



Existing Ground Floor Plan



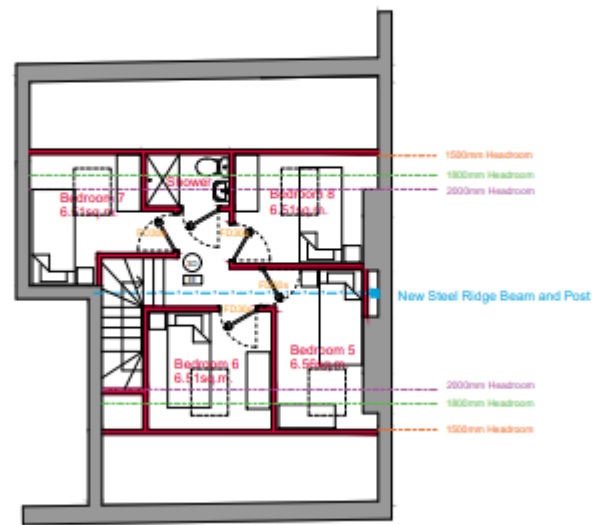
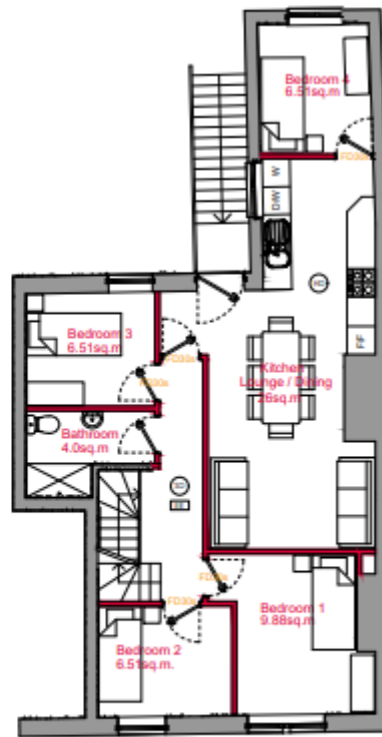
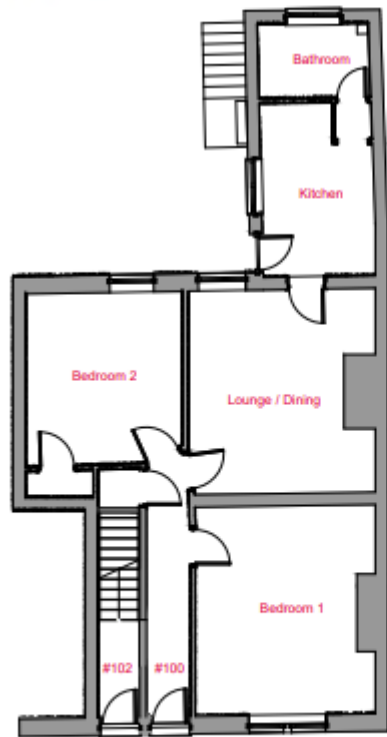
Existing First Floor Plan

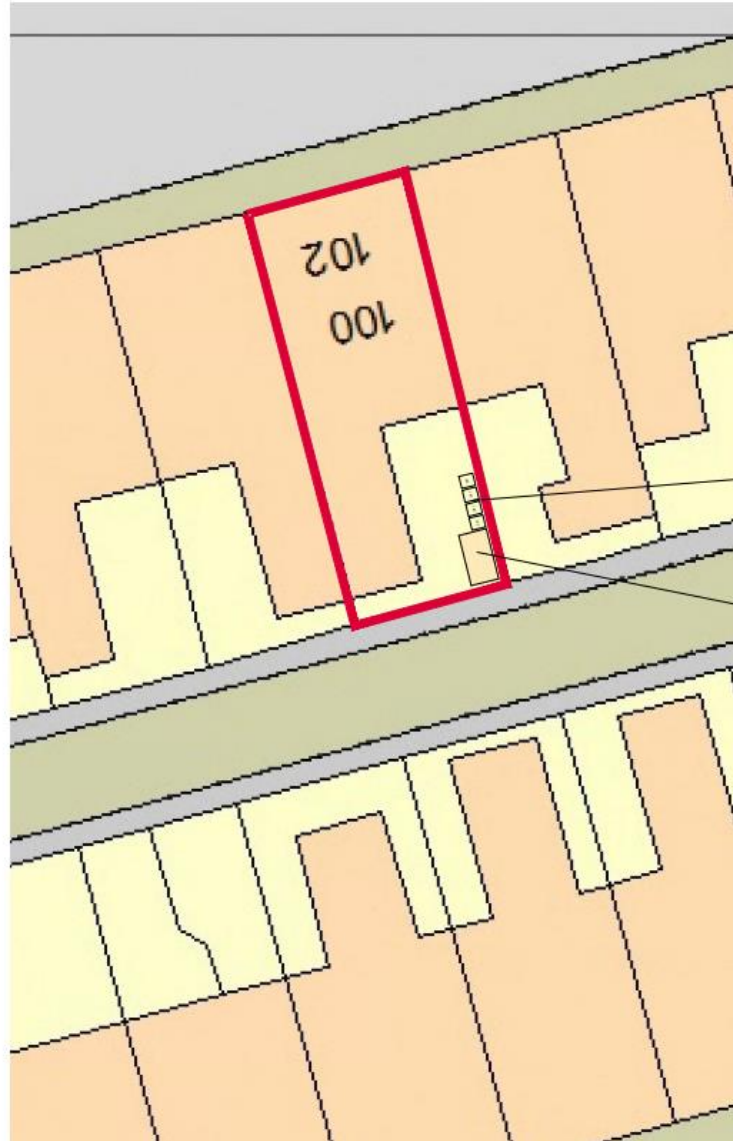
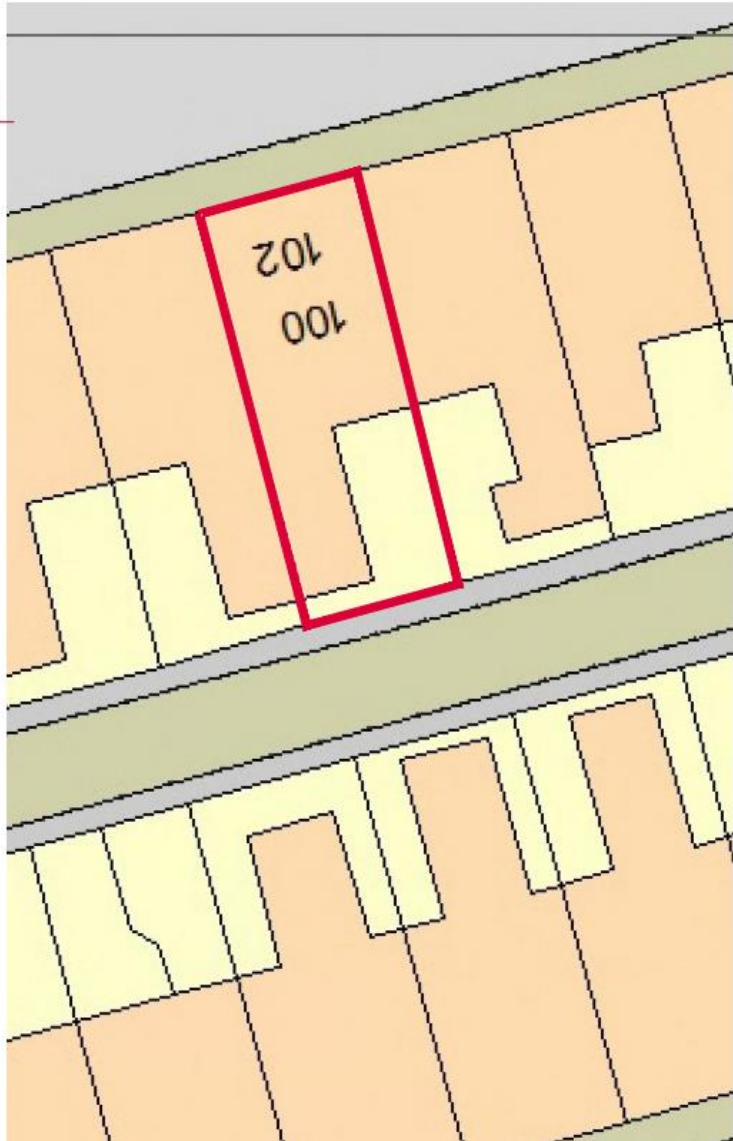


Existing Attic Floor Plan



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/mm<sup>2</sup>
  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:

111 Oldmarket Road  
London, SE11 3JF  
Tel: 020 7463 2222

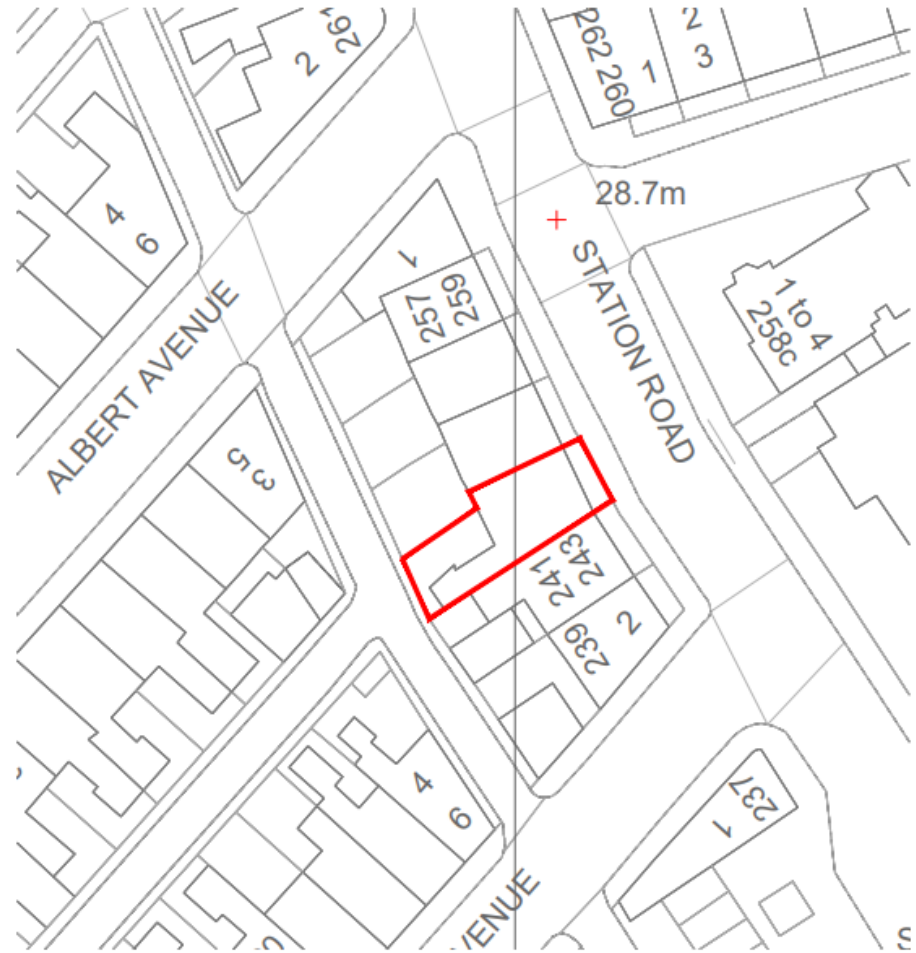
CIAT  
CHARTERED PRACTICE

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

353

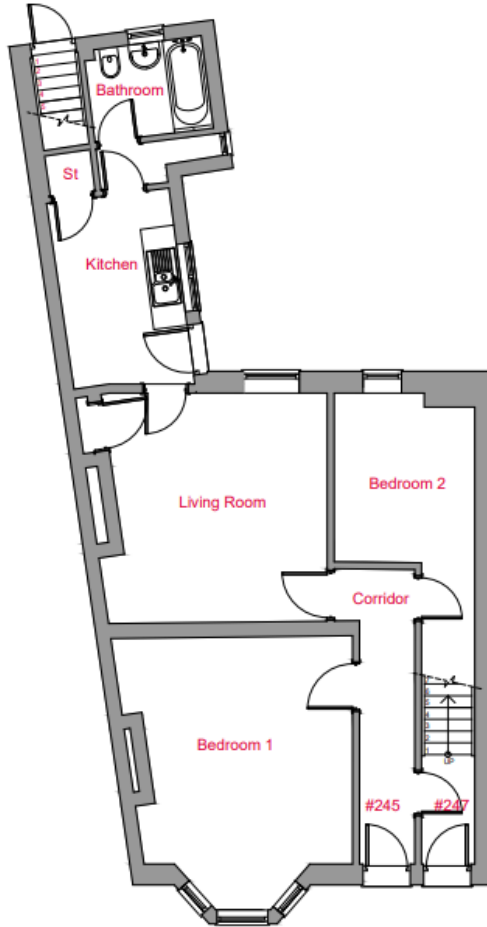
PROPOSED CYCLE STORE - REFER TO  
DRAWING L023101-005

PROPOSED BIN STORAGE

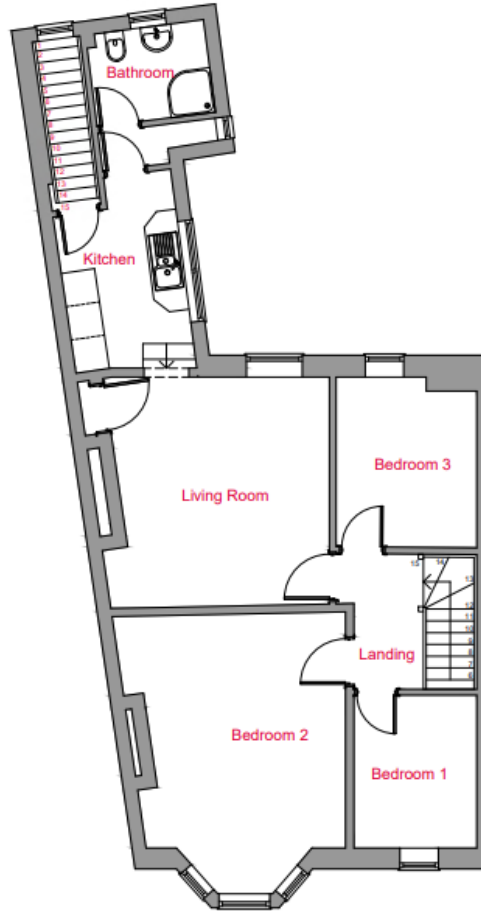


247  
347  
342

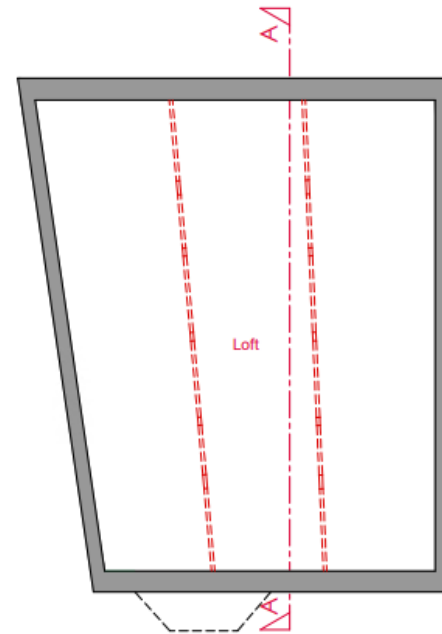
239  
2



Existing Ground Floor Plan



Existing First Floor Plan



Existing Loft Plan





AVENUE

252

ION ROAD

313

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023101-005

242  
342

239  
2



23/01439/FUL

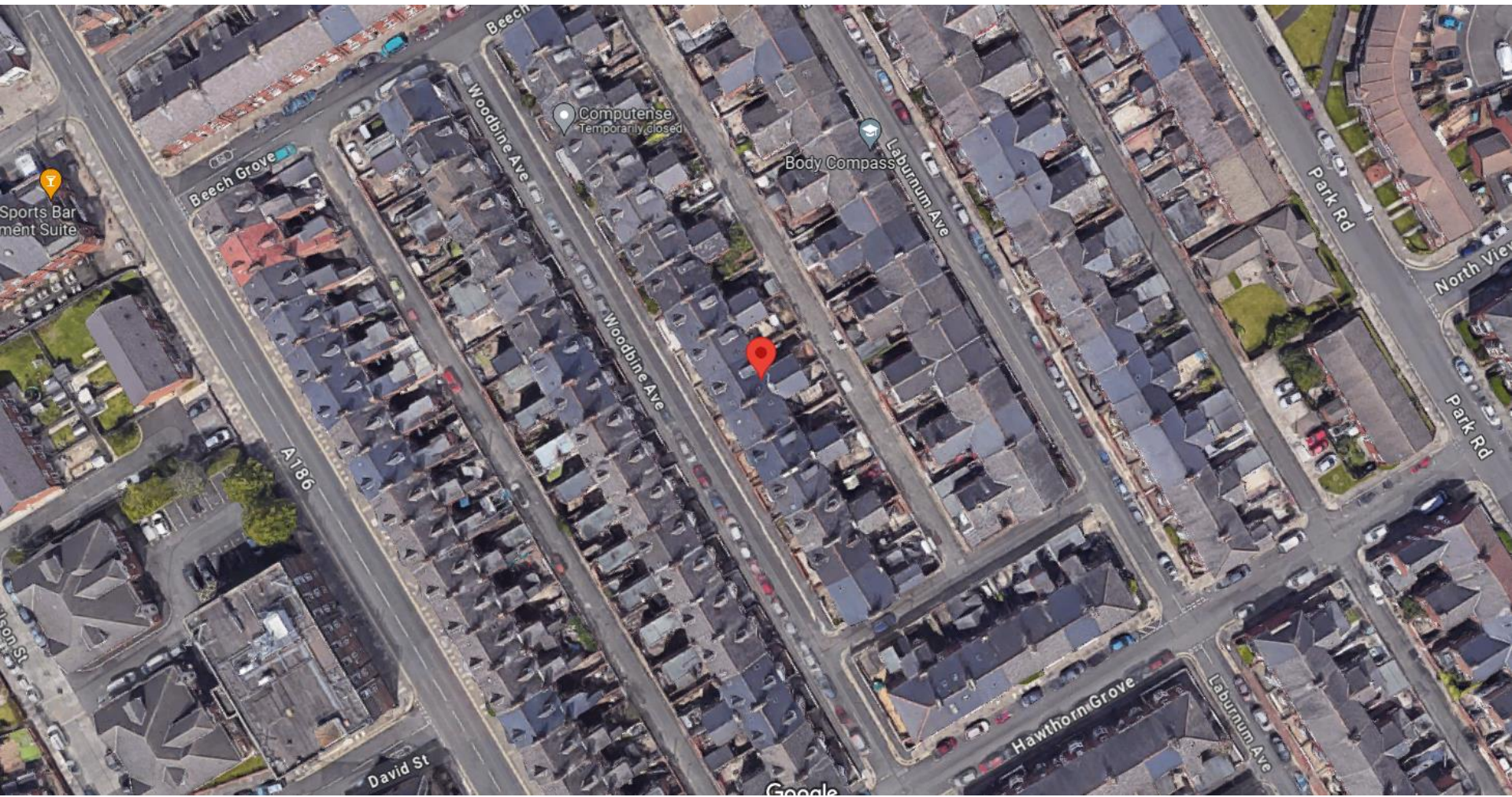
- Location: 116 Woodbine Avenue, Wallsend
- Proposal: Proposed change of use from dwelling apartment to 7 bed HMO including 1no rooflight to front and 1no. rooflight to rear
- Applicant: Mr Taylor
- Ward: Wallsend



LOCATION PLAN 1:1250



EXISTING BLOCK PLAN 1:500



Sports Bar  
ment Suite

Beech Grove

A186

David St

Beech

Woodbine Ave

Woodbine Ave

Computense  
Temporarily closed

Body Compass

Laburnum Ave

Hawthorn Grove

Laburnum Ave

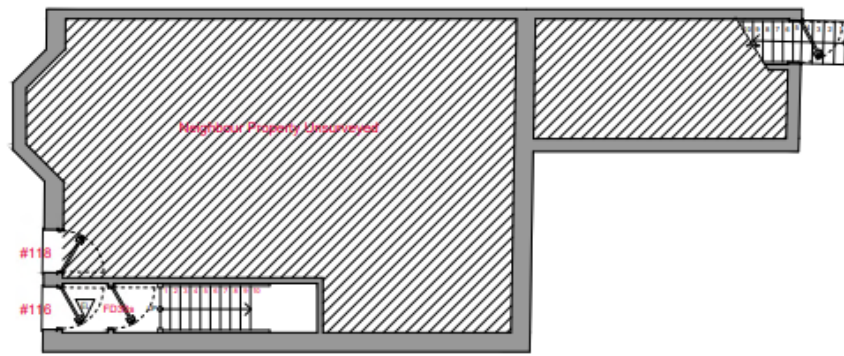
Park Rd

North View

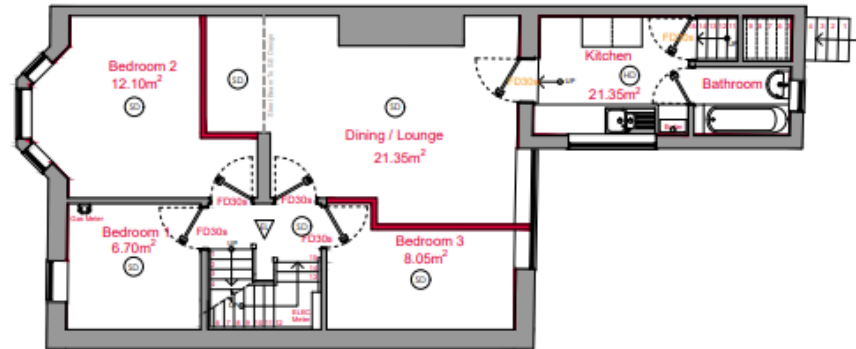
Park Rd

Google

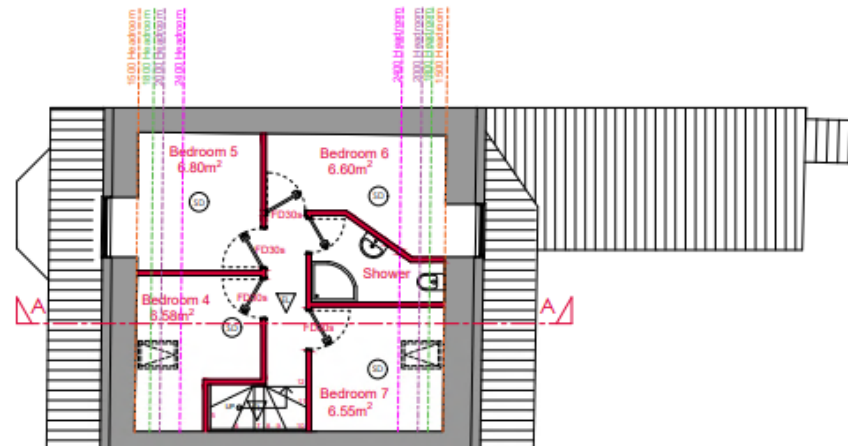




Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan



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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/mm<sup>2</sup>
7. The weight of each block must not exceed

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023099-005

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

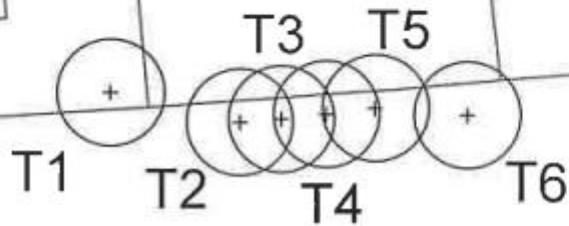
BACKWORTH LANE

es

Smithy

DEUCHARS

The  
Cottage



14658



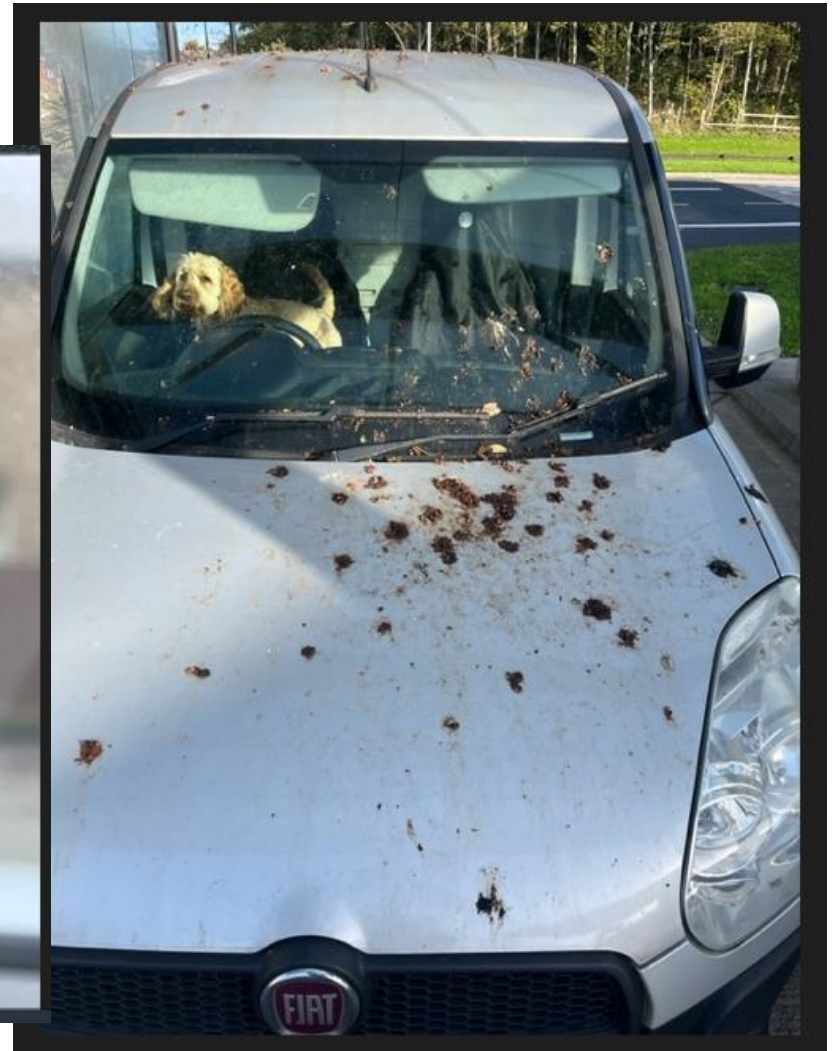
Photo from 2021



Photo from 2021



## Photos from objectors



Photos from objectors

