

Item No: 1
Application No: 22/01835/FUL Author: Rebecca Andison
Date valid: 7 October 2022 ☎: 0191 643 6321
Target decision date: 2 December 2022 Ward: Wallsend

Application type: full planning application non major

Location: Village Green Surgery, The Green, Wallsend, Tyne And Wear, NE28 6BB

Proposal: Proposed single storey extension to existing doctors surgery forming 3no consulting rooms including alterations to the existing car park and installation of cycle hoops

Applicant: Village Green Surgery

Agent: MWE Architects LLP

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

1.1 The main issues for Members to consider in this case are:

- whether the principle of the development is acceptable;
- the impact upon surrounding occupiers;
- the impact of the proposal on the character of the surrounding area and heritage assets;
- whether sufficient parking and access would be provided; and
- the impact on biodiversity and trees.

1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other material considerations in reaching their decision.

2.0 Description of the Site

2.1 The application relates to a medical practice (Village Green Surgery) which is located to the north of Crow Bank, Wallsend.

2.2 The surgery is set back from the road and surrounded by mature trees. There is a car park to the south of the building. This is accessed via a narrow access road from Crow Bank.

2.3 To the north and east of the application site are area of trees and open space within Wallsend Hall grounds. Wallsend Health Centre and Wallsend Hall lie to the west and to the south beyond an area of trees are residential properties.

2.4 The site lies within The Green Conservation Area and the adjacent Wallsend Health Centre and Hall are Grade II Listed. The Hall Grounds are included within the Local Register.

3.0 Description of the proposed development

3.1 Planning permission is sought for a single storey extension to create 3no. additional consulting rooms. Alterations to the car park are also proposed.

3.2 The proposed extension would be located to the south of the building and measures 9.5m by 6.6m. It is proposed to reconfigure the car park layout to create 4no. additional parking bays, retaining the existing access.

4.0 Relevant Planning History

13/01624/FUL - To install solar panels on the sloping roof of the surgery
Planning permission refused 21.01.2014
Appeal (14/00005/S78TPA) allowed.

88/01436/FUL - New Group Practice Surgery for 6 no. doctors including new car parking areas for both staff and patients at land adjacent to existing Health Centre.

Planning permission granted 27.09.1988

5.0 Development Plan

5.1 North Tyneside Local Plan 2017

6.0 Government Policy

6.1 National Planning Policy Framework (2023)

6.2 Planning Practice Guidance (As amended)

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

7.0 Main Issues

7.0 The main issues for Members to consider in this case are:

- whether the principle of the development is acceptable;

- the impact upon surrounding occupiers;
- the impact of the proposal on the character of the surrounding area and heritage assets;
- whether sufficient parking and access would be provided; and
- the impact on biodiversity and trees.

8.0 Principle of the Proposed Development

8.1 Paragraph 7 of NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

8.2 Paragraph 11 of NPPF introduces a presumption in favour of sustainable development, which amongst other matters states that decision takers should approve development proposals that accord with an up-to-date development plan without delay.

8.3 Paragraph 85 of NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

8.4 Policy S1.4 of the Local Plan states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific policies of this Plan. Should the overall evidence based needs for development already be met additional proposals will be considered positively in accordance with the principles for sustainable development.

8.5 Policy S1.2 of the Local Plan states that the wellbeing and health of communities will be maintained and improved by:

- a. Working in partnership with the health authorities to improve the health and well-being of North Tyneside's residents.
- b. Requiring development to contribute to creating an age friendly, healthy and equitable living environment.

8.6 Policy DM1.3 states that the Council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area through the Development Management process and application of the policies of the Local Plan. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise.

8.7 Policy S2.1 states that proposals that make an overall contribution towards sustainable economic growth, prosperity and employment in North Tyneside will be encouraged.

8.8 Policy S7.10 seeks to will ensure that local provision and resources for cultural and community activities are accessible to the neighbourhoods that they serve. One of the measures to achieve with is through the maintenance and improvement of access to healthcare provision.

8.9 Policy AS8.1 relates to development within the Wallsend and Willington Quay Sub-area and sets out a number of criteria which include providing new community facilities and services, including health services.

8.10 The applicant has provided the following information in respect of the need for the proposed development:

- Patient numbers have grown significantly in recent years, increasing from 10,537 in 2019 to 11,851 in 2022.
- The current consulting rooms are not sufficient for the needs of the practice.
- The building runs at full capacity on several days each week and two doctors have no permanent room to work from.
- At the current rate of growth there is a very real risk that the practice will need to apply to close its list to new patients.
- The extension would allow the practice to provide more GP training posts.
- 3no. additional consulting rooms is part of the evolution of the manner in which health services are provided by the surgery. They are intended to provide greater flexibility for the surgery and to decrease the waiting times that existing patients experience.
- The addition of further consulting rooms at the surgery may allow for some limited increase in the size of the patient list but the consulting rooms are not being proposed solely to allow an expansion of patient numbers.
- The use of a hybrid model of consultation limits patient numbers who visit the site for initial consultation, with face-to-face consultation only being necessary in some cases following initial telephone consultation.
- Increases in staff do not reflect a situation whereby an increased number of doctors are now working 5 days a week at the surgery. Rather, it is the case that many doctors are now working 2 or 3 days per week.
- The provision of 3 additional consulting rooms will not lead to a pro rata increase in staff.

8.11 The proposal relates to a long-established medical practice. It would secure economic development and accords with the aims of the above policies which seek to improve the health and well-being of North Tyneside's residents and improve access to medical facilities.

8.12 It is therefore officer opinion that the principle of extending the medical practice is acceptable.

9.0 Impact on surrounding occupiers

9.1 Paragraph 191 of NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and quality of life.

9.2 NPPF (para.96) states that planning should always seek to ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

9.3 Policy S1.4 of the Local Plan states that development should be acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses.

9.4 Policy DM6.1 (b and f) states that proposals should demonstrate a positive relationship to neighbouring buildings and spaces and a good standard of amenity for existing and future residents and users of buildings and spaces.

9.5 Policy DM6.2 (c and d) of the Local Plan states that when assessing applications for extending buildings the Council will consider the implications for amenity on adjacent properties and land such as outlook, loss of light or privacy and the cumulative impact if the building has been previously extended.

9.6 Policy DM5.19 states that amongst other matters development that may cause pollution will be required to incorporate measures to prevent or reduce the pollution so as not to cause nuisance or unacceptable impacts to people. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.

9.7 The site is located within a predominantly residential area of Wallsend but is not directly adjacent to any residential properties. It is not therefore considered that the proposed extension would not adversely affect surrounding residents in terms of loss of light, outlook or privacy.

9.8 The additional capacity of the surgery may result in some increase in patient and staff numbers, however as outlined above this would not necessarily be the case due to changes in working practices. In addition, it is not considered that the additional patient and staff activity generated by 3no. additional consulting rooms would result in a significant increase in noise or other disturbance.

9.9 The Manager of Environmental Health has been consulted and provided comments. She states that she has no objections and recommends conditions to control any external plant, ventilation systems, extracts/flues, external lighting, dust suppression methods and the construction hours.

9.10 Subject to conditions it is considered that the impact on existing occupiers would be acceptable and in accordance with Policies DM6.1 (b and f), DM6.2 (c and d) and DM5.19.

10.0 Impact on Character and Appearance

10.1 The Local Planning Authority must have regard to its statutory duty to ensure the preservation and enhancement of the character and appearance of conservation areas, as outlined in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It must also have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under section 66 of the same Act.

10.2 Paragraph 131 of NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and

development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

10.3 Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to the local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place (NPPF para. 135).

10.4 NPPF (para.139) advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (NPPF para. 139).

10.5 Par.205 of NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10.6 Para.206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

10.7 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (NPPF para.207-208).

10.8 At paragraph 212 of the NPPF it states:

"Local planning authorities should look for opportunities for new development within conservation area....and within the setting of heritage assets to enhance or better reveal their significance."

10.9 Policy DM6.1 of the Local Plan states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area.

10.10 Policy S6.5 states that the Council aims to pro-actively preserve, promote and enhance its heritage assets.

10.11 Policy DM6.6 states that proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and, where appropriate,

enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:

- a. Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character;
- b. Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance;
- c. Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths;
- d. Remove additions or modifications that are considered harmful to the significance of the heritage asset;
- e. Ensure that additions to heritage assets and within its setting do not harm the significance of the heritage asset;
- f. Demonstrate how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the decline;
- g. Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council;
- h. Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly.

Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that outweigh the harm or loss to the historic environment and cannot be met in any other way.

10.12 Design guidance for high quality design is set out in Design Quality SPD. Relevant sections of the Design Quality SPD include:

4.2 "The appearance and materials chosen for a scheme should create a place with a locally inspired or otherwise distinctive character. Identifying whether there are any architectural features or specific materials that give a place a distinctive sense of character should be a starting point for design."

5.3 "North Tyneside's historic environment creates a sense of place, well-being and cultural identity for the borough.....New buildings clearly need to meet current needs and reflect the availability of modern materials and techniques while also respecting established forms and materials that contribute towards the character of an area. As with all development, understanding significance of the place is crucial."

5.3 "Development within the curtilage of heritage assets must have full regard to the following:

- a) The heritage asset should be retained as the visually prominent building.*
- b) The special architectural and visual qualities of the area or asset and their setting.*
- c) The pattern of existing development and routes through and around it.*
- d) Important views.*
- e) The scale, design, detail and character of neighbouring buildings.*

f) Any potential impacts of the proposed development on heritage assets and their setting.”

10.13 The Green, Wallsend Conservation Area Character Appraisal describes views up and down Crow Bank as “very evocative, with a rich, sylvan country lane feel, shrouded in tall trees” (p.30). The Character Appraisal also explains that the surgery building is somewhat out of character with the area but is well hidden from view by vegetation (page 37). It notes that the impact of through traffic and parking (particularly in relation to the Hall and its various uses) is a perennial concern for local people. (p.83) and that the “atmosphere is challenged by the level and speed of traffic through the Green” (p.75).

10.14 The site is located within The Green Conservation Area immediately to the east of the grade II listed Health Centre, beyond which is the grade II Wallsend Hall. To the south of the site are Jasmine House and Cross House, both listed at grade II.

10.15 The Planning Policy Officer (Conservation) has been consulted and provided comments. Concerns are raised regarding the loss of trees, the erosion of greenspace and encroachment of the extension into the green grounds of the surgery. The comments also note the potential for additional traffic to impact on the conservation area’s character. The Planning Policy Officer (Conservation) notes that the revised plans reduce the ‘creep’ into the green central space but considers that the proposal would still result in harm to the conservation area. The level of harm is considered to be low.

10.16 The size of the extension has been reduced during the course of the application. An extension containing 5no. new consulting rooms was originally proposed. This has now been reduced to 3no. and the projection of the extension from the building reduced from 15.7m to 9.5m.

10.17 The surgery occupies a modern building dating from the 1980’s and views from the public domain are extremely restricted by the surrounding trees and the slightly lower land levels of the site when compared to Wallsend Health Centre.

10.18 The submitted Design, Access and Heritage statement notes that space within the site is limited and the only possibility of extending the building is to the south or via additional floors.

10.19 The proposed extension has a hipped roof to reflect the design of the existing building, but is lower in height which reduces its prominence. When viewed from Crow Bank the extension would be seen against the backdrop of the existing building. It would be constructed from matching brick with a slate covered roof and white aluminium framed windows. It is officer opinion that the scale and design of the extension are acceptable and would not result in harm to the appearance of the site or the character of the conservation area.

10.20 The Character Appraisal notes the contribution that the tree line along Crow Bank make to the character of the conservation area and that views of the surgery are currently screened by vegetation. It also notes that the thicker planting around the surgery and its car park have little historic reference. The

proposal requires the removal of 3no. trees (T1, T2 and T4), and a further 4no. trees are proposed for removal due to their poor condition. T1, T2 and T4 are located closest to the building beyond the most densely vegetated area adjacent to Crow Bank.

10.21 It is proposed to plant 4no. replacement trees and additional scrub planting within the site to mitigate for those lost and maintain screening. Subject to this additional landscaping it is not considered that the tree loss would affect the current screening of the surgery or views along Crow Bank.

10.22 The potential impact of additional traffic on the conservation area's character has been considered. However, any increase in visitor and staff numbers and consequently visitor vehicles is likely to be insignificant in the context of the existing site. It is not considered that the additional traffic would harm the character of the conservation area.

10.23 While the site is located close to several listed buildings the development would be screened by existing and proposed trees and would therefore have little impact of view of or from the listed buildings. The impact on their setting is therefore considered to be acceptable.

10.24 It is officer opinion that the proposal would result in some harm to the character of the conservation due to the loss of green space. It is considered that this harm would be at the lower end of less than substantial. In these circumstances consideration must be given as to whether the harm is outweighed by the public benefits of the proposal. In this case the benefits are the provision of improved medical facilities which would allow the practice to cope with increasing patient numbers. When taking into account the low level of harm it is officer opinion that the benefits of the proposal are sufficient to outweigh the harm to the conservation area's character.

10.25 It is officer opinion that the development complies with the NPPF, Policies DM6.1 and DM6.6 of the North Tyneside Local Plan and the Design Quality SPD.

11.0 Whether there is sufficient car parking and access provided

11.1 NPPF paragraph 115 makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

11.2 NPPF paragraph 116 states, amongst other matters, that applications for development should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas and address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

11.3 All development that will generate significant amounts of movement should be required to provide a Travel Plan (TP), and the application should be supported by a Transport Statement (TS) or Transport Assessment (TA) so the likely impacts of the proposal can be fully assessed.

11.4 Policy DM7.4 seeks to ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents and health and well-being.

11.5 The Transport and Highways SPD sets out the Council's adopted parking standards.

11.6 The site is accessed from Crow Bank and currently contains 11 no. parking spaces. It is proposed to retain the existing access and reconfigure the car park to create an additional 4 no. parking spaces. 4 no. additional cycle parking spaces and 2 no. EV charging points would also be provided. A Transport Assessment and Travel Plan have been submitted.

11.7 The site can be accessed by pedestrians and cyclists and is within 550m of bus stops on Station Road.

11.8 The Transport Assessment contains information in respect of staff numbers and travel modes. It states that the surgery employs 48 no. staff, of which 10 no. are full time. A survey carried out in 2022 found that 67% of staff travel by car alone with the remainder travelling by bus, walking, car share, Metro, cycle and taxi. Based on the predicted uplift in staff of 5 no. employees and existing travel modes, the Transport Assessment predicts that the development could result in additional demand for 3 no. cars on site. A survey of patient transport modes was also undertaken. 188 no. patients were surveyed over a 2-week period. 54% of patients travelled to the surgery by car alone.

11.9 The Team Leader - New Developments (Highways) has been consulted and raises no objections to the proposal. He notes that the site is long-established, that a small increase in parking provision is proposed and that a Travel Plan and Parking Management Plan have been provided.

11.10 Local residents have raised concern regarding existing parking problems and the potential impact of the proposal on highway safety, parking and congestion. These concerns are noted. However, it is not considered that the additional traffic and parking demand generated by 3 no. additional consulting rooms would be significant enough to justify refusal of the application on these grounds, particularly when taking into account that an additional 4 no. parking spaces would be created.

11.11 It is therefore considered that impact on the highway network is acceptable and in accordance with the NPPF, Policy DM7.4 and the Transport and Highways SPD.

12.0 Trees and ecology

12.1 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment by amongst other matters improving biodiversity.

12.2 Paragraph 180 of NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

12.3 Paragraph 186 of NPPF states that when determining planning application that if significant harm to biodiversity cannot be avoided, or as a last resort compensated for, then planning permission should be refused.

12.4 Policy DM5.2 sets out that the loss of any part of the green infrastructure network will only be considered in the following exceptional circumstances:

- a. Where it has been demonstrated that the Site no longer has any value to the community in terms of access and function;
- b. If it is not a designated wildlife Site or providing important biodiversity value;
- c. If it is not required to meet a shortfall in the provision of that green space type or another green space type;
- d. The proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open space.

12.5 Policy S5.4 states that the Borough's biodiversity and geodiversity resources will be protected, created, enhanced and managed having regard to their relative significance.

12.6 Policy DM5.5 of the Local Plan states that all development proposals should:

- a. Protect the biodiversity and geodiversity value of land, protected and priority species and buildings and minimise fragmentation of habitats and wildlife links; and,
- b. Maximise opportunities for creation, restoration, enhancement, management and connection of natural habitats; and,
- c. Incorporate beneficial biodiversity and geodiversity conservation features providing net gains to biodiversity, unless otherwise shown to be inappropriate.

Proposals which are likely to significantly affect nationally or locally designated sites, protected species, or priority species and habitats (as identified in the Biodiversity Action Plan), identified within the most up to date Green Infrastructure Strategy, would only be permitted where:

- d. The benefits of the development in that location clearly demonstrably outweigh any direct or indirect adverse impacts on the features of the site and the wider wildlife links; and,
- e. Applications are accompanied by the appropriate ecological surveys that are carried out to industry guidelines, where there is evidence to support the presence of protected and priority species or habitats planning to assess their presence and, if present, the proposal must be sensitive to, and make provision for, their needs, in accordance with the relevant protecting legislation; and,
- f. For all adverse impacts of the development appropriate on site mitigation measures, reinstatement of features, or, as a last resort, off site compensation to enhance or create habitats must form part of the proposals. This must be

accompanied by a management plan and monitoring schedule, as agreed by the Council.

12.7 Policy DM5.7 states that development proposals within a wildlife corridor must protect and enhance the quality and connectivity of the wildlife corridor. All new developments are required to take account of and incorporate existing wildlife links into their plans at the design stage. Developments should seek to create new links and habitats to reconnect isolated sites and facilitate species movement.

12.8 Policy DM5.9 supports the protection and management of existing woodland trees, hedgerow and landscape features. It seeks to secure new tree planting and landscaping scheme for new development, and where appropriate, promote and encourage new woodland, tree and hedgerow planting schemes and encouraging native species of local provenance.

12.9 The site is located within a wildlife corridor and contains dense vegetation and mature trees. An Arboricultural Impact Assessment (AIA), Ecological Impact Assessment and Biodiversity Net Gain Statement have been submitted in support of the application.

12.10 The extension originally proposed required the removal of up to 7no. trees, with potential impacts on the roots of a further 6no. retained trees. By reducing the size of the extension, it is now necessary to remove 3no. trees to construct the extension. Two of these trees have been assessed as moderate quality (category B) and one as poor quality (category C). 4no. further trees are also proposed to be removed due to their poor health.

12.11 To address the small loss of habitat and trees within the development site it is proposed to plant 4no. replacement standard trees in the space created by the loss of the diseased trees and to gap up a section of retained ornamental hedging along the site entrance road with native shrubs. Enhancement to the existing woodland within the curtilage of the site is also proposed.

12.12 The trees and building have been surveyed for bats. No evidence of roosting bats was found during the assessment of the building and the trees to be removed were found to have negligible potential to support roosting bats.

12.13 A Biodiversity Net Gain (BNG) assessment has been undertaken. This demonstrates that as a result of the additional tree and shrub planting a BNG of +67.92% is achieved.

12.14 The Biodiversity Officer has provided comments and raises no objections to the application. The impact on ecology is considered to be acceptable subject to conditions requiring a detailed landscape scheme, Habitat Management and Monitoring Plan and to ensure the protected species are safeguarded during the construction work. Further conditions are required in respect of tree protection measures and tree pruning.

12.15 Members need to consider whether the impact on trees and ecology would be acceptable and weight this in their decision. It is officer advice that the impact

is acceptable subject to conditions, and that the proposal accords with the NPPF and LP policies S5.4, DM5.5, DM5.7 and DM5.9.

13.0 Local Financial Considerations

13.1 Paragraph 11 of National Planning Practice Guidance states that Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local financial consideration as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial assistance that has been, will or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments) or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

13.2 Whether or not 'a local financial consideration' is material to a particular decision will depend on whether it could help make the development acceptable in planning terms. It is considered that retention/creation of jobs is material in terms of making this development acceptable in planning terms.

14.0 Conclusions

14.1 Members should consider carefully the balance of issues before them and the need to take into account national policy within NPPF and the weight to be accorded to this as well as current local planning policy.

14.2 Specifically, NPPF states that LPA's should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. A core planning principle within NPPF requires that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

14.3 The proposal would support an existing medical practice and help to improve access to medical facilities for residents. It is therefore officer opinion that the principle of the proposal is acceptable.

14.4 It is officer advice that the development would not have an adverse impact on the amenity of surrounding residents. While there would be some low-level harm to the conservation area's character it is officer opinion that this is outweighed by the benefits of the proposal. It is considered that the level of parking proposed is acceptable and that the development would not have an unacceptable impact on highway safety or result in a residual cumulative impact that would be severe. The impact on biodiversity and trees is also considered to be acceptable.

14.5 It is recommended that planning permission should be granted subject to conditions.

RECOMMENDATION: Application Permitted

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

- Application form
- Site location plan
- Site and block plan as proposed P-08 Rev.A
- Section and roof plan as proposed P-07
- Plans as proposed P-05 Rev.A
- Elevations as proposed P-06 Rev.A

Reason: To ensure that the development as carried out does not vary from the approved plans.

3. The scheme for parking shall be laid out in accordance with the approved plans prior to the extension being brought into use. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

4. The scheme for undercover cycle storage shall be laid out in accordance with the approved plans prior to the extension hereby approved being brought into use. This cycle storage shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

5. The Travel Plan (TPS, January 2023) shall be implemented in accordance with the agreed details and retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

6. The Car Park Management Plan (Chapter 7, TPS Transport Assessment, January 2023) shall be implemented in accordance with the agreed details and retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017) and NPPF.

7. Notwithstanding the approved plans, the extension shall not be brought into use until details of Electric Vehicle (EV) charging provision has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017) and NPPF.

8. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives

(including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

9. Restrict Hours No Construction Sun BH HOU00 *
4

10. Noise No Tannoys Externally Audible NOI002 *

11. Prior to the installation of any external plant associated with the extension a noise scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the rating level from plant and equipment, as measured one metre from facade of nearest residential property, does not exceed the background noise level. The measurement shall be carried out in accordance with BS4142. The approved scheme shall be carried out in full prior to the plant being brought into use.

Reason: To safeguard the amenity of nearby occupiers having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

12. Within one month of the plant and equipment being installed acoustic testing must be undertaken to verify compliance with condition 11 and a report of the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of nearby occupiers having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

13. Details of any new chimneys or extraction vents to be provided in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To safeguard the amenity of nearby occupiers having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

14. Details of any new air ventilation systems to be provided in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To safeguard the amenity of nearby occupiers having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

15. Notwithstanding Condition 1, prior to the construction of any part of the development hereby approved above damp-proof course level a schedule and/or samples of all surfacing materials and external building materials (including doors and windows) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policies DM6.6 and DM6.1 of the North Tyneside Local Plan (2017).

16. Prior to commencement of development a Bat Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. All building and tree works shall be undertaken in accordance with the approved Method Statement. Prior to the removal of any trees a pre-checking bat assessment shall be carried out.

Reason: To ensure that local wildlife populations are protected in the interests of biodiversity, having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan.

17. Prior to the installation of any form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. High intensity security lights shall be avoided as far as practical and if required, these shall be of minimum practicable brightness, set on a short timer and motion sensitive only to larger objects. Lighting must be designed to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats and should be less than 2 lux in these areas. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure local wildlife populations are protected; having regard to the NPPF and policies DM5.5 and DM5.7 of the North Tyneside Local Plan (2017).

18. Prior to commencement of development a Mammal Working Method Statement, which must detail the mitigation measures employed to protect key species such as badger and hedgehog, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved Method Statement.

Reason: To ensure local wildlife populations are protected; having regard to the NPPF and policies DM5.5 and DM5.7 of the North Tyneside Local Plan (2017).

19. No vegetation removal shall take place during the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: To ensure that local wildlife populations are protected in the interests of biodiversity, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

20. Any excavations left open overnight shall have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Reason: To ensure that local wildlife populations are protected in the interests of biodiversity, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

21. 3no. bird boxes shall be provided on suitable trees within the development site. Details of the bird box specification and locations shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of any part of the development hereby approved above damp proof course level. The bird boxes shall be installed in accordance with the approved details before the extension is brought into use and thereafter retained.

Reason: To ensure that local wildlife populations are protected in the interests of biodiversity, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

22. 1no. integrated bat brick/feature shall be provided within the extension. Details of the bat brick/feature and location shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of any part of the development hereby approved above damp-proof course level. The bat brick/feature shall be installed in accordance with the approved details before the extension is brought into use and thereafter retained.

Reason: To ensure that local wildlife populations are protected in the interests of biodiversity, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

23. Notwithstanding Condition 1, prior to the construction of any part of the development hereby approved above damp-proof course level, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree, shrub and wildflower planting and ground preparation noting the species and sizes for all new plant species. Tree planting should consist of two heavy standard (14-16cm girth) common limes (*Tilia x europaea*) and two heavy standard (14-16cm girth) oaks (*Quercus robur*). Native shrub planting on the western boundary must include *Crataegus monogyna*, *Prunus spinosa*, *Cornus sanguinea* and *Viburnum opulus*. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: To ensure a satisfactory standard of landscaping, that local wildlife populations are protected and that a BNG is achieved; having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

24. Prior to the construction of any part of the development hereby approved above damp-proof course level, a 30 year 'Habitat Management and Monitoring Plan' for all habitat creation and enhancement within the application site (as set out within the 'Ecological Impact Assessment Report and Biodiversity Net Gain Statement' - V07 February 2024) shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscaped areas. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority. The Plan will include the following:-

-Details on the creation and management of all target habitats identified within the Biodiversity Net Gain Assessment Report and Metric (Darryl Birch Feb 2024) and the approved on-site landscape plan. Management prescriptions shall relate directly to the targeted criteria required to meet the specific habitat condition assessments set out in the BNG Report.

-Survey and monitoring details for all target habitats identified within the Net Gain Assessment Report (Darryl Birch Feb 2024). Monitoring Reports will be submitted to the LPA for review in years 3, 5 and 10 and 5 yearly thereafter, and will include a Net Gain Assessment update as part of the report to ensure the habitats are reaching the specified target condition. Any changes to habitat management as part of this review will require approval in writing from the LPA. The Plan will be reviewed every 5 years in partnership with the LPA.

Reason: To ensure a satisfactory standard of landscaping, that local wildlife populations are protected and that a BNG is achieved; having regard to policies DM5.5, DM5.7 and DM5.9 of the North Tyneside Local Plan (2017).

25. Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To protect existing trees in the interests of amenity and wildlife value to comply with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the North Tyneside Local Plan (2017).

26. No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall be installed in accordance with the agreed details before development commences and shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect existing trees in the interests of amenity and wildlife value to comply with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the North Tyneside Local Plan (2017).

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

Informatives

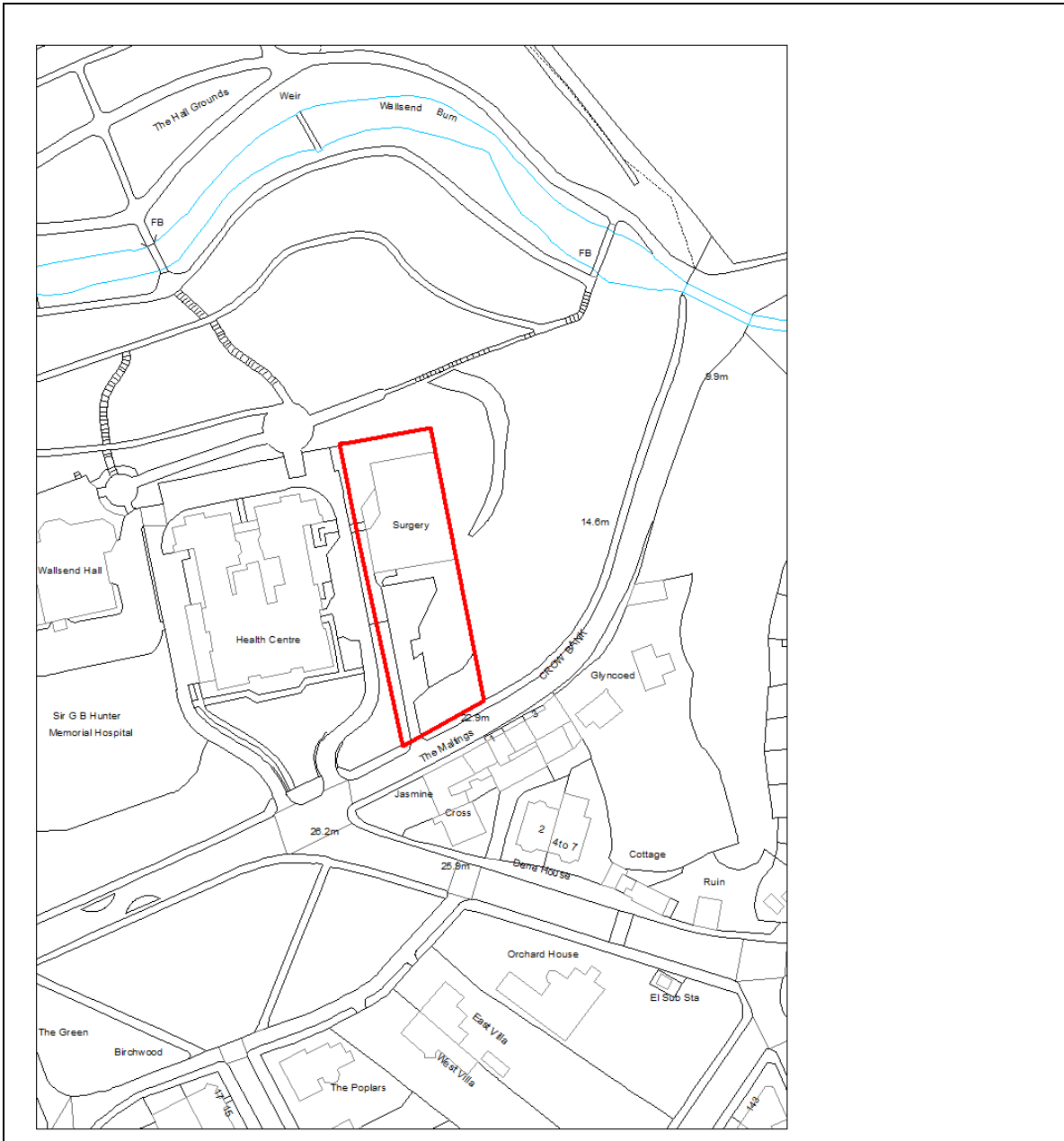
Building Regulations Required (I03)

It is advised that Waste Acceptance Criteria testing be carried out ensure any waste materials is disposed of at a suitably licensed facility.

Coal Mining Standing Advice (FUL,OUT) (I44)

Do Not Obstruct Highway Build Materials (I13)

Highway Inspection before dvlpt (I46)



Application reference: 22/01835/FUL

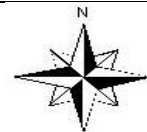
Location: Village Green Surgery, The Green, Wallsend, Tyne And Wear

Proposal: Proposed single storey extension to existing doctors surgery forming 3no consulting rooms including alterations to the existing car park and installation of cycle hoops

Not to scale

Date: 26.02.2024

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**Appendix 1 – 22/01835/FUL
Item 1**

Consultations/representations

1.0 Internal Consultees

1.1 Team Leader - New Developments (Highways)

1.2 This application is for a proposed single-storey extension to the existing doctor's surgery forming 3 consulting rooms including alterations to the existing car park and installation of cycle hoops.

1.3 The site is long-established access and servicing remains unchanged and there is a small increase in parking provision. A Travel Plan and Parking Management Plan have been included as part of the application and conditional approval is recommended.

1.4 Recommendation - Conditional Approval

1.5 Conditions:

Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the scheme for undercover cycle storage shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the Travel Plan shall be implemented in accordance with the agreed details and retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the Parking Management Plan shall be implemented in accordance with the agreed details and retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

No part of the development shall be occupied until details of Electric Vehicle (EV) charging provision has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

1.6 Planning Policy (Conservation)

1.7 Whilst the development “creep” into the central green area of this part of the conservation has been reduced, it does remain. This is something we note as a concern in the adopted Character Appraisal and so, whilst the level of harm arising from this would be low, it would be harm, nonetheless.

1.8 In terms of the loss of trees and potential harm to retained trees, and impact of traffic and parking, my previous comments remain.

1.9 Should the application be approved, we should condition materials to match the existing building, and materials of new hardstanding.

1.10 Previous Conservation Comments - made in response to the original plans (now superseded)

1.11 Planning permission is sought for an extension to the surgery building and alterations to the car park. The surgery sits within The Green, Wallsend conservation area. The Local Planning Authority must have regard to its statutory duty to ensure the preservation and enhancement of the character and appearance of conservation areas, as outlined in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.12 Immediately to the west is the grade II listed Health Centre, beyond which is the grade II Wallsend Hall. To the south of the site are Jasmine House and Cross House, both listed at grade II. The Local Planning Authority must consider the impact of development proposals upon the special interest of listed buildings as required of section 66 of the same Act.

1.13 There is a presumption that trees in a conservation area are retained. The proposal would see the loss of trees. I am concerned about the impact this would have on the general amenity of the area, and on the character of Crow Bank, which is noted in the Council's adopted Character Appraisal (The Green, Wallsend Conservation Area Character Appraisal, 2006) as "quite special indeed" due to its "rich, sylvan country lane feel, shrouded in tall trees..." (page 30). The Character Appraisal also explains that the surgery building is somewhat out of character with the area but is well hidden from view by vegetation (page 37). How removing trees would affect this is also of some concern.

The Council's Landscape Architect will be able to advise further on these potential impacts and also the impact the works could have upon the health of retained trees.

1.14 The adopted Character Appraisal notes the issue of how the newer developments within the conservation area have not always followed established building lines and the erosion of traditional green spaces over time. That "creep" of development has negatively impacted the character of the village green. With this in mind, the proposed extension within the green grounds of the surgery towards the village green cannot be viewed as a favourable option.

1.15 I note local concerns about parking and traffic impacts. Whilst the Council's Highway team will assess the proposals against the relevant standards, I would note the statutory requirement to pay special attention to preserving or enhancing character as well as appearance when carrying out planning functions within conservation areas. The adopted Character Appraisal identifies how the conservation area's "atmosphere is challenged by the level and speed of traffic through the Green...plus perennial parking problems" (page 75).

1.16 Having considered the proposal in the context of the relevant legislation, planning policy and guidance, I am of the opinion that it would represent harm to the character and appearance of the conservation area and to the settings of the nearby listed buildings.

1.17 In considering the National Planning Policy Framework 2021 (the NPPF), the harm to the designated heritage assets would be less than substantial. The NPPF is clear that harm of any level is undesirable and great weight should be given to the conservation of heritage assets. The identified harm must be clearly and convincingly justified in terms of public benefits (paragraphs 200 and 202 of the NPPF). Whilst the benefits of the proposal can be acknowledged, it is not clear and convincing that sufficient benefits to the public at large would arise to outweigh the identified harm.

1.18 Manager of Environmental Health (Pollution)

1.19 I have no objection in principle to this development but would recommend conditions to address potential noise if any new external plant is installed as part of the development. I would recommend the following conditions if planning consent is to be given.

New External plant only

A noise scheme must be submitted to the planning authority for written approval and implemented prior to development to ensure the rating level from any new

external plant and equipment, as measured one metre from façade of nearest residential property, does not exceed the background noise level. The measurement shall be carried out in accordance with BS4142.

It will be necessary following installation of the plant and equipment that acoustic testing is undertaken to verify compliance with this condition within one month of its installation and submitted for written approval prior to the operation of the plant and thereafter maintain in working order.

NOI02

EPL01 Any new extractor/chimney

EPL02 New external ventilation System

HOU04

SIT03

1.20 Manager of Environmental Health (Contamination)

1.21 I have no objections to this development; however previous land use may have given rise to contamination. I would advise that Waste Acceptance Criteria testing be carried out ensure any waste materials is disposed of at a suitably licensed facility.

1.22 Biodiversity Officer

1.23 The Village Green Surgery is a 1.5 storey building is located on the edge of a wooded escarpment that runs down to the Wallsend Burn. The woodland which adjoins the building extends to the north, east and to the south. The building is adjacent to Wallsend Hall and grounds which is on its western boundary. Habitats around the building include ornamental beds and shrubs, amenity grassland, access drives and areas of hardstanding.

1.24 The car park has been redesigned and the new extension reduced in size. A revised Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (November 2023) has been submitted and seeks to remove 3no. trees to facilitate the development and 4no. trees which are in poor health and require removal due to the presence of ash dieback disease.

1.25 Three of the trees surveyed (T1, T2 and T4) will need to be removed to facilitate the proposed development. An additional 4no. trees are recommended for removal as these have been classified as 'potentially hazardous' in the short term (<5 years) due to the presence of ash dieback and should be removed as part of good management, these are T7, T11, T12 and T14. Minor pruning is also required of T3, T5, T6 and T10 for the construction of the extension. The Report recommends that 4no. new standard trees will be provided to mitigate the loss of the 3no. trees that are required to be removed to facilitate the scheme and these trees will be planted in the spaces created by the removal of the diseased trees.

1.26 An 'Ecological Impact Assessment Report and Biodiversity Net Gain Statement' (V07 February 2024) has been submitted to support the application, to identify any ecological constraints within the site and to demonstrate how a biodiversity net gain will be achieved.

1.27 A Phase 1 Habitat Survey of the site was undertaken on 19th July 2022. The main habitats within the site include mixed semi-natural deciduous

woodland, ornamental shrubs and standard trees and a small area of tall ruderal habitat.

1.28 A Preliminary Roost Assessment (PRA) of the building was also undertaken in July 2022. The building was assessed as low risk and in accordance with published guidance, a dusk roost emergence survey was carried out of the single building in August 2022. Although roosting bats or signs of bat roosts were not found during the assessment of the existing building, it is advised in the Report that any works within the site will be carried out under a working method statement under the supervision of the project ecologist.

1.29 An aerial inspection of trees for potential bat roost features was also undertaken on 5th March 2023.

1.30 The ground-based assessment identified a number of trees with potential roost features (PRF's) for bats. These were downgraded to negligible following the aerial assessment. The woodland is likely to provide a significant foraging resource for local bats and the loss of the trees will potentially impact on local bat populations. Further assessment of the trees will be required before removal.

1.31 The survey report states that badger may occasionally forage around and within the site but they are not resident. There are no features within the site that would be suitable for sett creation. Based on the information gathered, the site is considered to be of no more than low value to any nearby badger populations. A working method statement to prevent commuting badger becoming entrapped in foundation excavations will need to be followed. The mosaic of habitats within the surrounding areas would also provide a good foraging resource for hedgehog present in the local area. Although no sign of this species was found during the survey, being primarily nocturnal; it is likely that this species is present in the area. Any site clearance would need to be carried out to a method statement under a watching brief from the project ecological consultant to prevent accidental harm to this species.

1.32 Proposed mitigation measures to address any impacts to local bat populations include lighting design to minimise light spill to the adjacent woodland habitat, further assessment of trees prior to removal and working method statements for bats, badger and hedgehog to ensure there will be no impacts on protected and priority species during construction works. These will be conditioned as part of the application.

1.33 To address the small loss of habitat within the development site, which includes a small number of trees (3no. trees to facilitate the development) and some ornamental hedging, the scheme will provide additional standard trees (4no trees) that will be planted in the space created by the loss of the diseased ash trees as well as the gapping up of retained ornamental hedging along the site entrance road with native shrubs and some enhancement to the existing woodland within the curtilage of the site. This is captured in the Biodiversity Net Gain Assessment (February 2023) and associated Biodiversity Metric which shows that a 67.92% net gain for biodiversity will be achieved.

1.34 In terms of woodland enhancement within the site, a number of recommendations are made in the Report setting out how an uplift in woodland habitat condition from poor to moderate will be achieved. This includes the following:-

- Planting of native bulbs including bluebells *Hyacinthoides non-scripta*, snowdrops *Galanthus nivalis* and Lesser Celandine *Ranunculus ficaria*, the sowing of a woodland seed mix such as Emorsgate EW1F 'wildflowers for woodland mix'9 and the planting of hazel *Corylus avellana* shrubs.
- Removal of *Cotoneaster horizontalis*, from the woodland, which is a Schedule 9 non-native invasive species.
- Four large species urban trees will be planted within this section to compliment species already present. These will include 2 x heavy standard common lime *Tilia x europaea* and 2 x pedunculate oak *Quercus robur*.

1.35 The existing belt of ornamental shrubs and semi mature trees along the western boundary of the site will be retained. Existing gaps will be infilled with native mixed scrub species which will include hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, dogwood *Cornus sanguinea* and guelder rose *Viburnum opulus*.

1.36 The scheme is considered acceptable subject to the following conditions being attached to the application:-

1.37 Conditions:

- A Bat Working Method Statement shall be submitted to the Local Planning Authority for approval prior to development commencing on site. All building and tree works shall be undertaken in accordance with the approved Method Statement.
- A pre-checking bat assessment shall be undertaken on any trees identified for removal and any subsequent works shall be undertaken in accordance with the methods set out in the 'Bat Working Method Statement'.
- Prior to the installation of any form of external lighting, a lighting scheme shall be submitted to; and approved in writing by the Local Planning Authority. High intensity security lights will be avoided as far as practical and if required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Lighting must be designed to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats and should be less than 2 lux in these areas.
Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk)
- A Mammal Working Method Statement shall be submitted to the Local Planning Authority for approval prior to development commencing on site and shall detail the mitigation measures employed to protect key species such as badger and hedgehog. All works shall be undertaken in accordance with the approved Method Statement.

- No vegetation removal shall take place during the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- 3no. bird boxes will be provided on suitable trees within the development site. Details of bird box specification and locations must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site and will be installed in accordance with the approved plans on completion of works and permanently retained.
- 1no. integrated bat brick/feature will be provided within the new building. Details of the integrated bat brick/feature specification and location must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site and will be installed in accordance with the approved plans and permanently retained.
- Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree, shrub & wildflower planting and ground preparation noting the species and sizes for all new plant species (trees to be a minimum 14-16cm girth). The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
- Prior to the commencement of any development, a 30 year 'Habitat Management & Monitoring Plan' for all habitat creation and enhancement within the application site (as set out within the 'Ecological Impact Assessment Report and Biodiversity Net Gain Statement' - V07 February 2024) shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscaped areas. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority. The Plan will include the following:-

Details on the creation and management of all target habitats identified within the Biodiversity Net Gain Assessment Report and Metric (Darryl Birch Feb 2024) and the approved on-site landscape plan. Management prescriptions shall relate

directly to the targeted criteria required to meet the specific habitat condition assessments set out in the BNG Report.

Survey and monitoring details for all target habitats identified within the Net Gain Assessment Report (Darryl Birch Feb 2024). Monitoring Reports will be submitted to the LPA for review in years 3, 5 and 10 and 5 yearly thereafter, and will include a Net Gain Assessment update as part of the report to ensure the habitats are reaching the specified target condition. Any changes to habitat management as part of this review will require approval in writing from the LPA. The Plan will be reviewed every 5 years in partnership with the LPA.

1.38 Tree Officer

1.39 No objection, subject to conditions.

1.40 Reasons for Recommendation

1.41 The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

1.42 The application is for works within Wallsend Green conservation area and proposes an extension to the doctors surgery and alterations to the existing car park. The development would require the removal of three trees (T1, T2 and T4 of the Tree Protection Plan, reference 20240801TVS Version V05). The Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (Reference AIA/TPP/AMS_V04) also highlight the poor condition of T7, T11, T12 and T14, which are to be removed due to safety concerns and form part of the ongoing management of the site.

1.43 The site is largely screened from the adjacent highway by mature trees that form part of a small woodland to the south of the site and a thin planting strip on the western boundary that runs parallel with access road to the car park.

1.44 Whilst it is disappointing to see the removal of three trees in the conservation area to accommodate the development, the trees have limited amenity value from the surrounding public areas and the replacement planting would seek to conserve and enhance the character and appearance of the area. The works to remove the other four trees are considered acceptable due to their condition and the replacement planting of four new trees in the location of the trees to be removed (T7, T11, T12 and T14) would be supported.

1.45 In total there is the potential for seven trees to be removed on site and the four replacement trees would still result in a deficit in tree coverage for the area. The applicant has sought to address this following recommendations from the local authority ecologist. The result would see the applicant improving the condition of the existing woodland and increasing the amount of scrub planting along the western boundary. These measures would be welcomed and would conserve and enhance the character and setting of the conservation area and protect and enhance the overall condition and extent of trees and woodland and would be in accordance with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the Local Plan (2017).

1.46 If the officer were minded to grant permission for the application, the development should be undertaken in accordance with the submitted information, but the Tree Protection Plan (Reference AIA/TPP/AMS_V04) should be updated to reflect the tree planting proposed and additional details of landscaping should be secured by condition prior to commencement to be in accordance with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the Local Plan (2017).

1.47 Recommended Conditions: Approval subject to the following conditions;

1) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To protect existing trees in the interests of amenity and wildlife value to comply with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the North Tyneside Local Plan (2017).

2) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect existing trees in the interests of amenity and wildlife value to comply with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the North Tyneside Local Plan (2017).

3) Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. Tree planting should consist of two heavy standard (14-16cm girth) common limes (*Tilia x europaea*) and two heavy standard (14-16cm girth) oaks (*Quercus robur*). Native shrub planting on the western boundary must include *Crataegus monogyna*, *Prunus spinosa*, *Cornus sanguinea* and *Viburnum opulus*. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs or hedgerow to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs or hedgerow of appropriate size and species in the next planting season.

Reason: To ensure the continuity of amenity and wildlife value afforded by the trees and hedgerow in question and in accordance with Policy S5.4, DM5.5, DM5.7, DM5.9 and DM6.1 of the North Tyneside Local Plan (2017).

2.0 External Consultees

2.1 The Green Wallsend residents Association

2.2 These are the objections by The Green, Wallsend Residents' Association ("the Association") to the above application ("the Application") in its revised form as notified by letter dated 9 May 2023.

2.3 In essence, the Association maintains its objections as made to the original Application, because they remain apposite to the revised Application, despite the reduction in the proposed development from 5 additional rooms to 3.

2.4 These submissions replace those dated 11 November 2022. They have been carefully revised and developed specifically to address the revised Application and need to be read in full since they make throughout new, detailed points relating to the revisions.

2.5 The Association

Membership of the Association is open to residents of The Green and immediately surrounding streets. Most meetings of the Association are made open to all local residents, whether members or not. Its objects include:

"the preservation and enhancement of the character of the village green at Wallsend and its surrounding environment"

"to represent the interests of its members in dealings with all those responsible for the appearance or management of the village green and the properties surrounding it and the local environment."

2.6 Ever since its inception, the Association has received communications from residents concerned about the level of traffic passing through The Green and the amount and nature of parking on The Green and surrounding streets. An open meeting held some years ago to discuss such matters was the highest attended of any meeting ever held by the Association. Recently, there has been steadily mounting concern over parking in the vicinity of The Village Green Surgery as a result of its operation.

2.7 A further open meeting of the Association to discuss traffic and parking was held at Wallsend Hall on The Green at 7pm on 23 November 2022. Whilst this was planned in advance of the Application, given the relevance of the Application to the subject-matter the Association invited the applicant (The Village Green Surgery) to attend, which it did by Dr. Alasdair Wallace and Mr. Philip Horsfield, the Practice Manager. The meeting was also attended by 19 residents and by Ms Louise Marshall, ward councillor.

2.8 In the event, the meeting was largely taken up with lively discussion about the Application. Several residents expressed great concern over the problems which would be caused by increased traffic and parking. Those living closest to the Surgery were particularly disturbed by the prospect of an exacerbation of an already difficult situation. Save for the representatives of the Surgery, no-one expressed support for the Application.

2.9 The Green

The Green is:

(1) an ancient village green, registered and protected under the Commons Registration Act 1965; as such, it is owned by the Council on a form of statutory trust as open space for the recreational use of the local inhabitants;
(2) a statutory conservation area; as such, the Council is under a duty to have special regard in reaching planning decisions to the need to preserve and enhance the character of the area.

2.10 The Green is also:

(1) the oldest man-made feature in North Tyneside after the Roman Wall (it is at least 900 years old);
(2) the only surviving village green on North Tyneside;
(3) the nearest village green to the city centre of Newcastle.

2.11 The Green is thus a uniquely precious feature of the Borough but has long been at danger of suffering “death by a thousand cuts” by a multitude of misguided acts and omissions on the part of those capable of affecting its environment, largely as a result of failures to recognise, appreciate and respect its very special character.

2.12 Relevant Local Planning Material

2.13 Character Appraisal

The Green is the subject of “The Green, Wallsend Conservation Area Character Appraisal” adopted by the Council as planning policy in October 2006. The purpose of that document is to identify what it is about The Green that is to be preserved and enhanced. That document recognised in several places the problems posed to the essential character of The Green by traffic and parking, including the injury done by the widening of the road leaving The Green to the east in 1979 (leading to Boyd Road) and “perennial parking problems”.

2.14 Neighbourhood Agreement

The Association is also a party to the Neighbourhood Agreement dated March 2009 made with the Council and others, including the then North Tyneside Primary Care Trust. In that agreement, the Council agreed (amongst many other things) to work with the community to consider issues in relation to parking and to develop measures to address concerns raised by residents.

2.15 Neither the original application nor any of its supporting documents referred to either the Neighbourhood Agreement or the Character Appraisal and appeared to have been prepared in ignorance of them. The new “Planning Statement and Heritage Assessment” refers to the Character Appraisal but not to anything which the Character Appraisal says about traffic and parking (see below) - plainly because there is no way of reconciling the effect of the Application with the terms of the Character Appraisal in this respect.

2.16 OBJECTIONS - OVERVIEW

2.17 The objections by the Association are as follows:

(1) the current use of the Surgery has already created an intolerable parking

problem on The Green and Crow Bank, which is bound to be exacerbated by the proposed expansion of the premises and the activities carried on there; this is unacceptable as a matter of safety and visual amenity and it will damage the quality of life of local residents and the character of the conservation area; the proposal fails to satisfy the Council's parking requirements by a very large margin;

(2) there will be a commensurate increase in traffic which will also be detrimental to the enjoyment of The Green by residents and visitors and contrary to the preservation and enhancement of the conservation area;

(3) there will be an unacceptable advancement of the building line towards Crow Bank, to the great visual detriment of that part of The Green:

"... views up and down Crow Bank are very evocative, with a rich, sylvan country lane feel, shrouded in tall trees and channelled by the mature sandstone boundary walls – quite special indeed in such a built-up neighbourhood as Wallsend"

(4) there will be some loss of trees; whilst it is suggested by the applicant that this is a small matter, it is to be noted that the Character Appraisal has this to say on that specific subject:

"The neighbouring Surgery is also very much out of scale, and with a more boxy, unbroken form. It is at least well hidden from view by vegetation and by siting low on its plot."

"... with the Hall's new medical and civic uses ... came the loss of much of this space – the Hall's east extension built over ornamental gardens, its west extensions ran down the drive, and the Health Centre (and eventually the Surgery) were built over the tree belts and open ground in the east."

(5) the loss of trees and their replacement with non-permeable surfaces, including the roof of the proposed extension, will contribute to rapid surface runoff, posing a potential threat to downhill land stability and contributing to flow in the combined sewer which will ultimately collect it;

(6) the above considerations, both individually and cumulatively, will adversely affect the setting of the following listed buildings:

- (a) Jasmine House;
- (b) Cross House;
- (c) The Hall.

2.18 Of the above, it is clear that the problem of parking is the most vexed and indeed the underlying factual basis for some of the others. The remainder of these submissions is devoted to it. That is not to belittle the additional objections or to suggest that they are "makeweight". The Committee is asked to give each of them and their cumulative effect full and anxious consideration.

2.19 ACTIVITY AT THE SURGERY

2.20 The “headline” point here is that whilst the application is entirely prompted by a desire for growth in the Surgery’s activities, its supporting documents seem determined to suggest that the application should be decided on the spurious basis that there will be none, or that it can be safely ignored. That is because the authors realise that any such growth simply cannot be accommodated at the site and must therefore be “air-brushed” away. It can’t be.

2.21 The revised Application adopts an even bolder tack: it seeks to argue that the existing activities at The Surgery have so damaged the character of the surrounding area that a c.20% increase in traffic and parking will make no material difference; in effect, that the area is already ruined. This “adds insult to injury”. If that were correct, it would presumably justify further future expansion of The Surgery until The Green is full from end to end with rows of parked cars between which dense two-way traffic battles for priority of passage. There is an existing problem, but it could be worse and will be worse if the Application is granted.

2.22 Original Intended Size of Operation

2.23 The original grant of planning permission for the site in 1988 was for the following:

"New Group Practice Surgery for 6 no doctors including new car parking areas for both staff and patients at land adjacent to existing Health Centre."

2.24 With hindsight, it is regrettable that the “6 no doctors” limit was not made a condition of the grant of permission so that future expansion could have been more carefully controlled. Nevertheless, it is indicative of the degree of over-exploitation that is now proposed - which can be controlled, by refusal of the Application.

2.25 It is worthy of note in passing that the adequacy of the car parking was plainly judged in 1988 by reference to the then proposed size of operation. This too emphasises the degree of over-exploitation that is now proposed.

2.26 Current Size of Operation

The application reveals that the current operation involves:

- (1) 11 doctors;
- (2) 3 practice nurses;
- (3) 5 healthcare assistants;
- (4) 1 pharmacist;
- (5) 2 managers;
- (6) 8 receptionists;
- (7) 5 data management clerks;
- (8) 4 secretaries;

- a total of 39 people, although the Transport Assessment states that there are “approximately 48 members of staff”. The practice has therefore greatly grown since inception. It is several times the size of undertaking for which planning permission was granted. The car parking remains unchanged.

2.27 There are currently either 17 or 15 consulting rooms. Since the figure of 17 is advanced by the named applicant himself (the Practice Manager Mr. Philip Horsfield) it may be assumed to be the correct figure. The Business Case also states:

“The building is owned by the partners, and currently has seventeen consulting rooms in various formats. This is not enough for our current needs, with the building running at full capacity on several days each week. We regularly “hot desk”, and two doctors have no permanent room to work from.”

2.28 Whilst doubtless intended to make another point altogether, this statement in fact makes clear why the current problem with parking exists and why it will be made worse by the proposed development.

2.29 Whilst the documents seek to stress that not all staff will be on site at any one time, no clear indication is given of typical overall staff occupancy. However, given the above remarks, it is quite clear that all 17 current consulting rooms are regularly in simultaneous use, which must mean that significantly more than 17 members of staff are usually on site.

2.30 Future Size of Operation

The above reference to “running at full capacity for several days a week” also shows incontrovertibly that the assertion in the revised Planning Statement and Heritage Assessment that “the provision of 3 additional consulting rooms will not lead to a pro rata increase in staff”¹⁰ is disingenuous. Their very purpose is to accommodate extra staff - they are consulting rooms, not store cupboards.

2.31 Indeed, the Transport Assessment states that:

“The number of patients at the site has steadily grown over the last 5 years from 10,000 to approximately 12,000. The surgery is now operating at capacity and is unable to cope with existing patient demand, hence the need for additional consulting rooms, to be able to employ more staff.”

2.32 The Business Case (which has not been revised) stated in respect of the original application for 5 more rooms:

“This extension will add 30% to our consulting room capacity, allowing us to continue to grow the practice for the benefit of our patient population.”

2.33 This must now be read as referring to an increase of 18%.

2.34 The clear upward trend and ambition for growth is obvious:

(1) the Business Case states that the actual patient figures are as follows:

2019 10,537
2020 10,881
2021 11,171
2022 11,851

(2) the aim of the practice is that this growth should continue:

“Recently we have had to turn down the offer of extra patient services in our premises, so it would be our intention to use some of the rooms flexibly to host these. For example, in the month of June, we were offered an extra practice nurse and a physician’s associate at no cost to the practice. We had to refuse these offers due to lack of rooms, and as a result our patients will not benefit from these extra services.”

2.35 ADEQUACY OF CURRENT PARKING

2.36 Current Staff Parking

The number of staff cars can readily be derived from section 5 of the Transport Assessment. Table 5.1 shows that 32 members of staff (67%) arrive by car (alone) and a further 4 (8%) arrive by car with someone else. Assuming car share is by two people, then there are $(32 + 2) = 34$ staff cars to be accommodated overall, bringing $(67\% + 8\%) = 75\%$ of staff. Thus even if each of the 17 present consulting rooms is occupied by only one member of staff and no-one else is there, the number of staff cars simultaneously on site would be typically 75% of those people. $75\% \times 17 = 13$ cars.

2.37 The true position is even worse, because those 17 people will not in fact be the only ones on site. There will also be a number of support staff. And, of course, also many patients arriving, waiting, being seen and departing, of whom “the majority (54%) travel to the site by car alone” and a further 26% travel by “car with someone else”. Thus 80% of patients arrive by car.

2.38 It is quite clear that if an operation of even the current size were the subject of an application for planning permission today it would be refused on the grounds of the gross inadequacy of parking provision. The fact that such use is established is absolutely no reason for the extension and exacerbation of an anomalous and utterly unsatisfactory state of affairs.

2.39 Current Parking Spaces

There are references in the application to both 11 and 12 spaces. A visual inspection reveals 11 marked spaces, including one designated for disabled parking.

2.40 Thus it is clear that the current parking cannot even accommodate the staff on site. That is why by 9am every day the car park is already full and cars are spilling over onto The Green and Crow Bank, parking partly (sometimes entirely) on the pavements, for a considerable distance around the entrance to the Surgery.

2.41 The burden of that is borne not by the owners of the Surgery, who have caused it, but (in descending order of suffering) by:

- (1) immediately nearby residents, whose daily lives are made a misery by it;
- (2) other local residents, for whom the amenity of their local neighbourhood is blighted by it;
- (3) the local population as a whole, many of whom use The Green as a recreational space it is intended to be and seek a tranquil and visually pleasing experience, not one spoilt by the proliferation of parked cars and their arrivals and departures.

2.42 It is material to note that the application states that hours of opening will be 08:00 - 20:00 - effectively the whole of the active day. The problem is constant and chronic.

2.43 It is further to be noted that the assertion at paragraph 3.11 of the revised Planning Statement and Heritage Assessment that “patients average travel distance to the surgery is 141.85m” simply cannot be correct. As a perusal of Figure 1.1 in the Transport Assessment will show, the Surgery is surrounded by green space to the north and east, non-residential buildings to the west and the low density housing around The Green to the immediate south. The main residential streets of Wallsend all lie significantly further away. Further, if 150 metres were the average journey length, it is incredible that 80% of patients would arrive by car (as is the case); most of them would have to be living in the surrounding trees. The figure is simply wrong. The fact is that the great majority of patients do arrive by car in considerable numbers (as the Transport Assessment admits) and do cause the problems complained of by residents. More staff and patients will cause greater problems.

2.44 INCREASED INADEQUACY OF PROPOSED PARKING PROVISION

2.45 The Council’s criteria are set out in the Transport Assessment at paragraph 1.6:

“Current parking standards for health centres, local clinics, doctors surgeries and dentists are:

- 5 spaces per consulting room;
- In addition, 1 disabled space per 20 spaces.

2.46 One thus has this situation:

Current shortfall = 78

Proposed shortfall = 91

2.47 Thus the shortfall against current criteria is increased by 13 spaces from the current 78 - an increase in shortfall of 17%. The extra rooms do not even “wash their own face”. They should be accompanied by 16 extra car parking spaces. 16 Instead, there are 3. Thus the overspill is made worse, not better. These changes are not, as suggested, “negligible”.¹⁷ It is the additional provision for parking which deserves to be described as “negligible”.

2.48 Put another way, the criteria indicate:

- (1) that there might well be up to 78 cars without on-site parking provision simultaneously present at any time during opening hours
- (2) that if the application is granted, there might well be a further 13 cars seeking to park at any one time, and the Surgery has precisely nowhere in which to put them.

2.49 The actual position is worse still. Given that the Surgery operates a “first come, first served” system, as demonstrated above staff cars alone will fill the car park (save for the disabled space if observed) before the first patient arrives. That is entirely consistent with the current situation described by local residents in their objections. The Surgery is operating without the provision of any parking for

patients at all (save for the one disabled space, if that reservation is honoured). Indeed it cannot even accommodate its own staff's cars. The massive overspill uses Crow Bank, the eastern part of The Green, and many private parking spaces at The Hall and the Health Centre, neither of which are intended for use by visitors to the Surgery.

2.50 The Surgery unashamedly intends that The Green and Crow Bank should involuntarily provide the extra car parking which The Surgery cannot. Such a result is chaos, not town planning, particularly when it represents such a blatant failure to observe the Council's own current standards.

2.51 SITE VIEW

The Committee is requested to make, either as a group or individually, an unannounced site view during a normal working day. The verbal descriptions of the problem in the objections, and even the photographs illustrating them, cannot fully convey the scene of borderline chaos imposed on the local environment by traffic and parking generated by the Surgery. There is always something going on.

2.52 The Committee is invited in particular to consider the effect on both:
(1) the character of the conservation area - a village green;
(2) the setting of adjacent listed buildings (The Hall, The Health Centre, Jasmine House, Cross House); of the increase in parking and traffic which the proposal will generate. Vehicle movements and quantities of parked traffic will both be increased. The linear parking along both sides of the road is particularly damaging to the visual impression of the area and its increase will result in significant elongation of the lines of parked vehicles.

2.53 The proliferation of parking will operate directly to the detriment of the recreational function of the village green. It will both render it visually less attractive and less capable of enjoyment. No-one wants to be sitting or playing in surrounded by cars.

2.54 The Planning Statement and Heritage Assessment acknowledges the damage to the setting of the listed buildings that might be done by the proposed additional parking bays within the site but suggests that this will be mitigated by continued screening. However, the Statement does not address at all - because it cannot satisfactorily do so - the much greater, completely unscreened visual impact of the increased parking which the development would generate outside the boundaries of the Surgery, to the great detriment of the setting of Jasmine House and Cross House in particular and the character of the conservation area in general.

2.55 The Statement also acknowledges the importance of the "the rich silvan country lane feel" of Crow Bank. Yet that too will be damaged by the increase in parking, which spills down Crow Bank and will do so even further - another point unidentified and thus unaddressed by the Statement. It is incontrovertible and unanswerable.

2.56 The Statement also notes that the Character Appraisal says (in terms) that the best thing that can be said for the present Surgery is that it is not very visible.

Yet that virtue too will be eroded by the intrusion of the proposed development towards Crow Bank.

2.57 The Committee is invited to conclude that the Conservation Officer reached the right conclusion for the right reasons in her rejection of the original proposal and that the same reasoning continues to apply to the revised proposal, leading to the same conclusion.

2.58 TAKING STOCK

The position is an absurd one. Given the current crisis of parking, and the failure of the application to make adequate provision for even its own incremental impact, it would be legally irrational and perverse to grant the Application, which would require a departure from the Council's own policy despite the enhanced protection afforded by the conservation area status of The Green and the clear conflict between the character of the area and the proposed development. It will make the lives of local residents even less tolerable and plunge the conservation area into even deeper crisis.

2.59 The Application is not just "trying to put a quart into a pint pot". It is trying to add another quart to a pint pot into which a quart has already been poured, whilst asserting that it will not result in any greater spillage. Or that if there is any greater spillage, "someone else will mop it up". Revising the Application to say, "Actually we're only going to pour in a further pint" does not retrieve the situation.

2.60 The Transport Assessment, as analysed above, not only fails to demonstrate a lack of need for any more parking provision, it conclusively demonstrates the inadequacy of the present arrangements and the exacerbation of the existing problem which will result from the granting of the application. The Transport Assessment itself accepts that:
"the additional consulting rooms do not meet current parking standards."

2.61 One further notes in the Transport Assessment (in both original and revised forms) that:
"It is recognised that there is a significant shortfall of parking currently, and the proposals will not result in any additional car parking. This has been agreed with officers at North Tyneside Council as part of pre-application discussions."

2.62 If this means simply that these facts were agreed to be true, then that is in itself a welcome acknowledgement of the fundamentally flawed nature of the proposal. If it means instead that it was "recognised" or "agreed" by officers of the Council that such considerations did not matter or could be overlooked or "worked around" then it is an alarming and irregular state of affairs, suggesting that what is in fact the major concern of local residents affected by the proposal and its major and obvious flaw was at any rate provisionally swept aside before receiving or hearing anything from those affected. The Planning Committee is not bound by any such approach and most definitely should not follow it.

2.63 The "Travel Plan" is a work of creative imagination. The very act of producing such a "wish list" of different travel behaviour by staff and patients serves as an admission that, absent such changes, there is a huge problem. It is a pure flight of fancy to suggest that habits will change. There is no nearby public

transport and little chance that anyone - including any member of staff and in particular the partners themselves - will give up their car habit with a little gentle nudge from the Surgery. The Travel Plan and associated "Car Park Management Strategy" are each an absurd basis of attempted dismissal of residents' concerns.

2.64 The only application in relation to the Surgery which would bear consideration by the Planning Committee would be one which sought to devote extra space to accommodate existing parking rather than to the expansion of the practice. That would at least be a step in the right direction. The current proposal is a large step in the wrong direction.

2.65 The revised application should be refused.

3.0 Representations

3.1 9no. objections have been received. These are summarised below.

- Adverse effect on wildlife.
- Affect character of conservation area.
- Affect setting of listed building.
- Impact on landscape.
- Inadequate parking provision.
- Loss of privacy.
- Loss of residential amenity.
- Loss of visual amenity.
- Loss of/damage to trees.
- Nuisance - dust/dirt, disturbance, noise, fumes.
- Poor traffic/pedestrian safety.
- Poor/unsuitable vehicular access.
- Traffic congestion.
- Will result in visual intrusion.
- Out of keeping with surroundings.
- Inappropriate in special landscape area.
- Not in accordance with development plan.
- Loss of trees and impact on the view from houses opposite.
- Out of keeping with maintaining the Conservation area and local green spaces.
- The current parking situation is already hazardous.
- 5 extra rooms means a 33% increase in consultations and therefore cars.
- It seems unlikely that habits will change and patients will attend by metro as suggested in the transport plan.
- Pedestrians are forced to walk in the road due to parked cars.
- Access to the bottom of Crow bank is often blocked.
- Construction of the extension will cause considerable noise nuisance and mud/dirt.
- Effect on wildlife of the construction and tree felling.
- The Hall Grounds and Green have lost quite a number of trees recently.
- Impact on birds.
- When planning was applied for in 1988 the application stated 6 no doctors and parking for staff and patients. There are now 39 permanent staff.
- Patient numbers have also increased by significant amounts.
- There may be 53 permanent staff by 2036.
- Object to the proposed increased growth of the surgery on this site.

- There has been no increase in parking since the surgery was built.
- Insufficient parking for staff and patients.
- Residents cannot park outside their homes.
- Cars block access to drives and garages.
- Insufficient road width remains between parked cars – impact on access for emergency vehicles.
- Damage has been caused to parked vehicles due to insufficient space for large vehicles.
- Parking disputes are occurring.
- Impact on the safety of pedestrians and school children walking and cycling to Burnside School.
- Vehicle parking creates blind spots.
- Damage to kerb stones from parked cars.
- The access lacks capacity.
- To address the problems the surgery could move to an area with better infrastructure or open a second branch.
- Measures to allow staff to work elsewhere could have been adopted.
- Does not preserve or enhance the conservation area.
- Residents parking permits and residents parking spaces are requested.
- There should be proper road signage and the chicanes removed.
- The 20mph speed limit is rarely adhered to.
- Reducing from 5 to 3 additional rooms does not change any of the objections previously submitted.
- The surgery has done little to address parking issues.
- Intrusive impact of parking and problems of litter.
- Loss of visual amenity.
- Disturbance from cars and noise grows during surgery hours.
- Traffic fumes.

3.2 6no. comments of support have been received. These are summarised below.

- This is the main surgery in Wallsend and is the only surgery supporting local residents by offering the latest covid booster jab.
- It needs more space to accommodate its patient list.
- The practice is very small and the extension would make it more user friendly for patients.
- The surgery is a great asset to the local community.
- The added consultation rooms will allow better healthcare and make it easier to get appointments.
- It will improve the local economy by increasing jobs, and improving the health of the workers.
- The design is sympathetic to the conservation area, and will have minimal impact on its surroundings.
- The NHS as a body is in crisis.
- Waiting lists for hospital operations and routine appointments is at an all-time high.
- I fully appreciate the problem of parking in the area.
- The parking places provided within the grounds are not ideal.
- The construction noise and dirt will not be permanent, just like any other building site.
- I fully support the application purely on medical grounds.

- The surgery has served everyone well throughout the pandemic.
- I have never had any issues parking.
- Good sympathetic design.
- Trees can be replanted elsewhere.
- It is disappointing that the number of additional consulting rooms has been reduced to 3.
- The surrounding traffic and parking are not a fault of the surgery.