

Application No: 20/01076/FUL Author: Rebecca Andison
Date valid: 23 September 2020 ☎: 0191 643 6321
Target decision date: 18 November 2020 Ward: Preston

Application type: full planning application

Location: 1 Trevor Terrace, North Shields, Tyne And Wear, NE30 2DG,

Proposal: Change of Use from Raised, Grassed Area to Dining Area for Scott & Wilson 1 Trevor Terrace, NE30 2DG

Applicant: Mr Calvin Khass, 1 Trevor Terrace North Shields Tyne And Wear NE30 2DG

Agent: Pd Technical Services, Mr Peter Dawson 21 Sedburgh Road North Shields NE25 8UG

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

- 1.1 The main issues for Members to consider are:
- whether the principle of the proposal is acceptable;
 - the impact on surrounding occupiers;
 - the impact on the character and appearance of the site and its surroundings; and
 - whether there is any impact on the public highway.

2.0 Description of the Site

2.1 The application relates to a raised area of grass located at the junction of Trevor Terrace and Preston Road, North Shields. It is located to the north of Scott and Wilson, a restaurant which occupies 1 Trevor Terrace.

2.2 The surrounding area contains a mixture of residential and commercial properties. To the north is a public house, and to the immediate east and south is a small shopping parade. There are residential flats above the application site and the two adjoining units.

3.0 Description of the Proposed Development

3.1 Retrospective planning permission is sought to change the use of the raised grass area to an outdoor dining area for the use of Scott and Wilson.

3.2 It is proposed to enclose the area with timber fencing and to install a ramp at the western end of land to provide access.

4.0 Relevant Planning History

1 Trevor Terrace:

19/00019/NOTIFY - Notification of commencement of flexible use from B1 Office to A3 Cafe/Bistro under Class D of the General Permitted Development Order (Amendment) 2013

5.0 Development Plan

5.1 North Tyneside Local Plan 2017

6.0 Government Policy

6.1 National Planning Policy Framework (February 2019)

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

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

- whether the principle of the proposal is acceptable;
- the impact on surrounding occupiers;
- the impact on the character and appearance of the site and its surroundings; and
- whether there is any impact on the public highway.

7.2 Consultation responses and representations received as a result of the publicity given to this application are set out in an appendix to this report.

8.0 Principle of the Proposed Development

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

8.1 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.

8.2 The NPPF (para.80) 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.

8.3 Policy DM1.3 of the Local Plan 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.

8.4 Policy S1.4 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 S2.1 states that proposals that make an overall contribution towards sustainable economic growth, prosperity and employment in North Tyneside will be encouraged.

8.6 The site comprises a small grassed area which has no allocation within the Local Plan. The proposal is to use the land to provide additional outside seating for the adjacent restaurant.

8.7 The importance of supporting economic growth and needs of businesses is set out within the NPPF and the above Local Plan Policies. This need is of even greater importance following the Covid 19 pandemic, particularly for businesses within the hospitality sector, and this has been made clear by the Government through recent legislative changes including the Business and Planning Act (July 2020).

8.8 The principle of the proposal is considered to be acceptable given that it would support an existing business and help secure economic growth.

9.0 Impact on Neighbouring Occupiers

9.1 NPPF paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. 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 the quality of life.

9.2 The NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

9.3 Policy S1.4 of the Local Plan states that development proposals 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 DM5.19 states that development proposals that may cause pollution either individually or cumulatively of water, air or soil through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, and other pollutants will be required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, to people and to biodiversity. Development that may be sensitive (such as housing, schools and hospitals) to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.

9.5 Policy DM6.1 of the Local Plan states that proposals are expected to demonstrate a positive relationship to neighbouring buildings and spaces; a safe environment that reduces opportunities for crime and antisocial behaviour; and a good standard of amenity for existing and future residents and users of buildings and spaces.

9.6 The site is located in an area which contains both residential and commercial properties. The proposed outside seating has the potential to impact on residential occupiers as a result of increased noise associated with customer use.

9.7 A significant number of public comments have been received regarding this application. The vast majority of these are in support but objections have been received from 5no.residents. The concerns raised include additional noise, disturbance and anti-social behaviour.

9.8 The Manager of Environmental Health has been consulted and provided comments. She notes that there are residential flats above the site and the adjoining properties and raises concerns regarding the potential impact of noise from customers using the outside seating area during the late evening period. She recommends conditions to control the hours during which the outside seating can be used, preventing external speakers/music and requiring that a noise management scheme is submitted for approval.

9.9 Members need to consider whether the impact on existing occupiers would be acceptable. It is officer advice that the impact is acceptable subject to the imposition of the conditions recommended by the manager of Environmental Health and the seating only being used between the hours of 08:00 to 21:00.

10.0 Design and Impact on the Streetscene

10.1 The National Planning Policy Framework states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place.

10.2 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.

10.3 The grassed area has been enclosed by painted timber fencing, and tables with umbrellas have been placed on the land. An access ramp has also been installed. While enclosing the land has resulted in the loss of a public green space, it is noted that many residents have stated that the space previously added little to streetscene. Residents have stated that the outside seating adds to the character to the neighbourhood and improves the appearance of the site.

10.4 In officer opinion the proposal does not result in any harm to the streetscene and does not appear out of character, particularly when taking into account that The Gunner public house has a far larger area of outside seating on the opposite side of Trevor Terrace.

10.5 In order to protect the grass from foot traffic, particularly during the winter months, a condition is recommended requiring that details of an alternative means of surface treatment are submitted for approval.

10.6 In officer opinion, the impact on the character and appearance of the area is acceptable.

11.0 Car Parking and Access

11.1 NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals. It states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

11.2 All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

11.3 Paragraph 109 of NPPF states that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts of development are severe.

11.4 Local Plan Policy DM7.4 New Development and Transport states that the Council and its partners will 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 health and well-being.

11.5 The Council's adopted parking standards are set out in the Transport and Highways SPD.

11.6 The Highway Network Manager has commented and raises no objections. He states that the additional seating area is unlikely to have a severe impact in terms of additional traffic.

11.7 The Highway Network Manager has provided additional comments in response to objections regarding the potential impact on pedestrian safety. These are set out in full in the appendix to this report. He does not consider that the proposed fencing would have a detrimental impact on visibility at the junction and notes that the footpath between the site and the forecourt has not been reduced in width. It is acknowledged that the area suffers from parking problems and the Highway Network Manager advises that this is being investigated. He does not consider that customers travelling to the site by car would have a severe impact on the highway network.

11.8 The impact on the highway network is therefore considered to be acceptable.

12.0 Local Financial Considerations

12.1 Local financial considerations are defined as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by the 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 the Community Infrastructure Levy (CIL). The proposal would help to support an existing business and retain jobs.

13.0 Conclusions

13.1 The proposal is considered to be acceptable in terms of principle and it is not considered that there would be any adverse impact on surrounding occupiers, the streetscene or highway safety.

13.2 The application is therefore recommended for conditional approval.

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
 - Location plan 1460671 01A
 - As built raised area 1460671 02A
 - Site plan - proposed 1460671_sp 02A

Reason: To ensure that the development as carried out does not vary from the approved plans.
2. The outside seating area shall not be used outside the hours of 08:00 to 21:00 on any day.

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

3. Within one month of the date of this planning permission a noise management scheme for the outside seating area must be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

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

4. Noise No Tannoys Externally Audible NOI002 *

5. No live music in the form of bands, solo and duo artists and no amplified or unamplified music in the form of discos, DJ's and karaoke shall be played within the outside seating area at any time.

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

6. Within 1 month of the date of this permission details of a hard surface treatment for the grassed area must be submitted to the local planning authority for approval. The surface shall be installed in accordance with the agreed details within 1 month of the details being agreed.

Reason: To secure a satisfactory external appearance having regard to policy DM6.2 of the North Tyneside Council Local Plan 2017.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

Informatics

No Doors Gates to Project Over Highways (I10)

The applicant is advised to be mindful of other highway users on the highway adjacent to the raised area and forecourt seating area when serving the table etc.



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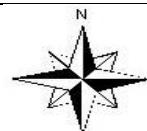
Location: 1 Trevor Terrace, North Shields, Tyne And Wear, NE30 2DG

Proposal: Change of Use from Raised, Grassed Area to Dining Area for Scott & Wilson 1, Trevor Terrace, NE30 2DG

Not to scale

Date: 13.10.2020

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Appendix 1 – 20/01076/FUL
Item 2

Consultations/representations

1.0 Internal Consultees

1.1 Highway Network Manager

1.2 This application is for a change of use from raised, grassed area to dining area for Scott and Wilson. The site will be an addition to the nearby bistro which is already established, and the additional seating area is unlikely to have a severe impact in terms of additional traffic. Approval is recommended.

1.3 Recommendation - Approval

1.4 Informatives:

I10 - No Doors/Gates to Project over Highways

I12 - Contact ERH Erect Scaffolding on Rd

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dvlpt

The applicant is advised to be mindful of other highway users on the highway adjacent to the raised area and forecourt seating area when serving the table etc.

1.5 Additional Comments

1.6 Visibility:

The signal controlled crossing has been designed and installed to current standards and both motorists and pedestrians with small children would be expected to take reasonable care and attention to when approaching the crossing point. Even when taking into account the additional fencing, there is still a reasonable width of footpath – approximately 2.0m between the site and the adjacent carriageway.

1.7 The footpath between the site and the forecourt has not been reduced in width, the forecourt does not form part of the adopted highway and whilst it has been available informally for pedestrians to use prior to the addition of the chairs and tables, this has always been at the discretion of the landowners who have now exercised their right to close it off - provided they do not encroach onto the adopted area. The applicant has also been advised to be mindful of other highway users on the highway adjacent to the raised area and forecourt seating area when serving the tables.

1.8 Deliveries and collections:

The site is located in a long established local centre where deliveries will have historically taken place on the main highway. Whilst the existing bistro may have increased the frequency of deliveries since its inception and the additional outside area may further increase the frequency, the principle of deliveries in this area is already in place. Delivery drivers would be expected to park appropriately and passing motorists would be expected to negotiate the vehicles safely.

Reversing out of the rear lane onto the main road is an illegal manoeuvre and a matter for the police to enforce should it be necessary.

1.9 Slips, trips and falls

The applicant has been advised to be mindful of other highway users on the highway adjacent to the raised area and forecourt seating area when serving the tables.

1.10 Parking problems

The council's Traffic Team are aware of parking issues in this area and are looking into them outside of this application and whilst inevitably, there will be car borne customers travelling to and from the site, the impact could not be described as severe under the NPPF as a parking space could be found by customers in the wider area. Any inconsiderate or obstructive parking will be dealt with by either the council's Civil Enforcement Officers or the police.

1.11 Traffic volume/safety

The traffic signal arrangement at the junction has been designed in accordance with current standards and any red light indiscretions are illegal and a matter for the police. As with these types of signalised crossings there is allocated pedestrian green time for those wishing to cross the roads at the appropriate crossings points.

2.0 Manager of Environmental Health (Pollution)

2.1 The property is located within the North Shields area with residential apartments located above and adjoining at 3 Trevor Terrace and 11A Kirton Park Terrace. I have concerns regarding potential noise from the loud voices of customers using the seating areas during the late evening. Environmental Health receives frequent complaints about similar premises due to associated noise from the activity, specifically about loud voices from customers using the seating areas.

2.2 I note that the proposed dining area will include for fencing around the site and this will help to mitigate some noise from customer voices, however, the only provision to control noise from this area would be via a condition to restrict on the times of use and to require a noise management scheme. I would also recommend a condition to prevent the use of any external speakers or playing of any form of music in this area.

2.3 I would recommend the following conditions if planning consent is to be given.

The use of the external seating area shall be restricted to 08:00 hours to 21:00 hours Monday to Sundays.

Submit for approval in writing to the Local Planning Authority a noise management scheme for the premises with regard to the use of the external seating areas and any smoking areas, detailing measures to be taken to minimise external noise, and thereafter implemented.

NOI02

Non-standard condition: Entertainment Restrictions

No live music in the form of bands, solo and duo artists and no amplified or unamplified music in the form of discos, DJ's and karaoke to be permitted to be played at the site at any time.

3.0 Cllr. Comments

3.1 Cllr. Cath Davis has requested that the application is determined by Planning Committee and submitted the following comments:

3.2 I have conducted an extensive survey of resident's opinions in the surrounding area regarding the Bistro at the traffic lights. I delivered 250 questionnaires in the neighbouring area to the bistro and received 22 replies.

3.3 Some comments regarding traffic, parking and business development grants will be dealt with elsewhere.

3.4 The majority of residents welcome the bistro as a well-used asset to the local community and economy.

Relevant comments were focused on three aspects:

A. The ramp to the raised and fenced area does not conform to modern safety standards and need attention.

B. Because of extensive use the previously grassed area has become muddy and unattractive as well as a slipping hazard, combined with the ramp.

C. The public pavement and the bistro's hard-standing, between the raised area and the bistro, are uneven, unsafe and unattractive.

3.6 Requests to the Planning Committee regarding the above and Section 106 regulations are as follows:

A. The ramp is required to be brought up to appropriate standards (perhaps the Disability Forum or Percy Hedley's could be requested to advise on good practice).

B. The muddy area is required to have an appropriate hard surface. Quite a number of residents were supportive of a modern resin surface as being more attractive in relation to the area.

C. Improving the pedestrian area regarding safety and generally improving the look of the area be referred to the appropriate officers of the council.

3.7 It would be beneficial if the committee were to visit the site to inspect the issues raised.

3.8 Cllr Cath Davis has submitted a further representation on behalf of local residents. 3.9 This lists the following concerns.

3.10 Public safety concerns – visibility of pedestrians

3.11 Due to the location of the bistro on a very busy traffic junction the residents are concerned about the risks posed to pedestrians using the crossing points and those using the footpaths between the grassed area and the bistro itself.

3.12 Previously the area was a grassed green space inside a low wall with clear visibility across both Trevor Terrace and Preston Road/Kirton Park Terrace. The current fenced enclosure significantly obscures that view and while children are most likely to be supervised by an adult 99% of the time there could be occasions when a child may step out suddenly or be on a bicycle and will not be seen by on-coming traffic.

3.13 The other safety issue relates to the space around the grassed area and its use by pedestrians, particularly those who are elderly or those with disabilities.

3.14 Since the area was fenced and the bistro put chairs, tables and advertising barriers around its forecourt (which we understand is not part of this planning application?) the footpath area is now substantially reduced and measures about 1.5 metres.

3.15 The space that is left is not sufficient to accommodate the outside seating area and the public using the footpath.

3.16 Deliveries and collections

3.17 As there is a wine shop and Chinese take-away next to the bistro there are now more regular deliveries and drop-offs including taxis. These present additional hazards as there is more traffic parking on the double yellow lines and into the back lane entrance on Trevor Terrace. With the fencing in place this once again obscures the sight lines in this area particularly in the back lane as vehicles reverse out and has the potential for accidents.

3.18 Slips, trips and falls

3.19 There are concerns about the potential risk factors relating to waiting staff working across a very busy thoroughfare particularly now that customer numbers have increased due to the addition of the grassed area and the forecourt tables, chairs and advertising barriers.

3.20 The residents were also not sure about the rules for carrying glasses outside – should these not be plastic?

3.21 The entrance to the ‘terrace’ is a ramp which by its design takes up more space and could be a trip hazard in itself.

3.22 Covid-19 Guidelines

3.23 Current guidelines regarding table service, face coverings, hand hygiene and social distancing are not being adhered to.

3.24 Land management

3.25 Although the residents understand the area to be open public space, the local authority has maintained it over the years and at one stage it had bedding plants before being grassed over.

3.26 The way in which the bistro is now using the space it is very likely the area will lose the grass and become muddy from constant use. The bistro uses large umbrellas to shade customers and the grass is likely to die off.

3.27 Although the bistro states it fenced in the area as a response to the Covid-19 crisis following pubs and restaurants re-opening in July, the residents are concerned it will become a permanent facility with the potential to add patio heaters in cooler weather.

3.28 Should the committee grant retrospective planning permission for the outside space then the residents would like reassurance that the outside space is closed by 9pm every night as per the conditions of the bistro's premises license.

3.29 Impact on neighbouring business

3.30 Due to the length of the fenced-in area it encroaches considerably on the neighbouring wine shop and the addition of large umbrellas has added to the lack of visibility of the shop. Many customers of the wine shop have commented that they are unable to tell whether the shop is open or not.

3.31 The sound levels from customers outside the shop during the day due to the introduction of the grassed area have risen significantly which also disrupts customers within the shop.

3.32 Parking problems

3.33 The bistro has no dedicated customer parking and is surrounded by double yellow lines due to the two pedestrian crossings on the corner.

3.34 There are major pressures on parking around this area – including Queen Alexandra Road, Kirton Park Terrace, Trevor Terrace and Fenwick Terrace.

3.35 Since the bistro opened there has been increased parking issues, particularly on Trevor Terrace and outside the two closest properties on Fenwick Terrace.

3.36 Traffic volume/safety

3.37 The fenced grassed area blocks the views of drivers on Trevor Terrace and Preston Road. Nearby residents have observed many occasions when cars have jumped red lights and feel it is only a matter of time until there is a serious accident.

3.38 Conclusion

3.39 The residents want to put on record that they never have and are not now criticising the existence or quality of the bistro per se - although they feel it is not a very good location for such a business.

3.40 They do not however agree with the fencing off of this grassed area whether it be only a temporary response to Covid-19 or not.

3.41 If planning permission is granted then it should not be allowed to obscure nearby businesses and at the very least it should be shortened so it is only in front of the bistro's own curtilage and not that of other businesses.

3.42 If the fence does remain then it would be much safer to have an open style fence which allows better visibility across to the pedestrian crossings. Another option could be to put a time limit on the use of the terraced area.

3.43 The residents feel the grassed area should be retained as open public space and they have expressed that they would be interested in being involved in its maintenance with some initial support from the council.

4.0 Representations

4.1 5no. objections have been received. These are summarised below.

- Inadequate parking provision.
- Inappropriate materials.
- Loss of residential amenity.
- Nuisance – disturbance, noise.
- Precedent will be set.
- Poor traffic/pedestrian safety.
- The land use to be a flower bed maintained by the Council.
- It belongs to the Local Authority to be enjoyed by all residents.
- I object to this land being acquired on a permanent basis by one business.
- It should be offered to the community for them to decide its future.
- Normal procurement procedures should be exercised.
- Walking between the shop front and the grassed area can feel intimidating.
- The grassed area will become muddy and not used in the winter.
- A health and safety risk assessment should be carried out as the area has to be accessed via a temporary ramp.
- Since the restaurant opened there have been increased volumes of drunken people in our back lane.
- Parking on Trevor Terrace is already difficult.
- Increase in capacity of the restaurant makes it harder for residents.
- The business does not support the local community.
- When was this strip of land sold/made available to this business?
- The business has already developed the strip in advance of planning.

5.2 356no. comments have been received in support of the proposal. These are summarised below.

- The area benefits the local community.
- The increased space allows for Covid compliance.
- Increased jobs.
- Good for the economy and in keeping with the area.

- Supports a local business.
- Brings more footfall to support local businesses.
- The space was wasted and unused.
- Used to be unmaintained and used as a dog toilet.
- Improves the area, giving a cosmopolitan and friendly feel to alfresco dining.
- The venue is accepting of my group's diversities.
- It is not an eyesore nor does it cause any hassle.
- It is lovely to be able to sit out.
- The customers are respectful and cause no problems with the surrounding residential properties.
- I have never witnessed any trouble on my weekly visits.
- The business has had a positive impact on the area.
- Helps a small local business to continue in this troublesome time.
- Tynemouth and the Fish Quay have many outside seating areas.
- The council should be embracing local businesses not trying to obstruct.
- The Government said that businesses had to adapt their facilities in order to comply legally with social distancing.
- The outdoor seating area has improved the appearance of the outdoor area.
- Without the area it would be difficult for the staff and clients to keep safe.
- The ramp poses no risk and complies under the Disability Discrimination Act.
- The Gunner has set a precedent with outdoor use.
- Has enhanced the corner of the street.
- A pleasant environment to spend time meeting with friends and family in a socially distanced space.
- Adds character to the neighbourhood.
- Makes the area feel safer.
- It has stopped kids hanging around the grassed area.
- Has improved the local facilities.
- The noise and nuisance is from the customers at The Gunner Pub.
- The outdoor area is significantly smaller than across the road at The Gunner.
- I have never seen any unwelcome behaviour in the area due to Scott and Wilson
- Removing the space means the business will close.
- Does not cause an obstruction.
- Much needed in the area.
- Has improved the look and spirit of community on the corner.
- It appeals to all ages.
- Always has a warm, friendly and relaxed atmosphere.
- Provides employment in the current depleted hospitality industry.
- The volume of people visiting show how much it's needed.
- The change of use should be allowed permanently.
- Is the perfect place to dine out during current uncertain times.
- People travel from other areas to visit the restaurant.
- Has added a more vibrant feel to the local area.
- Does not have any detriment to the local area or residents.
- Will benefit the redevelopment of North Shields.
- I live locally and have never seen any problems.
- The attack on Scott and Wilson seems personal.
- The place is very well managed.
- Creates a community feel which is otherwise lacking in the area.
- The tasteful decor adds character to the area.
- Any noise is drowned out by traffic noise.