

**Application No:** 20/01582/FUL Author: Rebecca Andison  
Date valid: 12 October 2020 ☎: 0191 643 6321  
Target: 11 January 2021 Ward: Wallsend  
decision date:

Application type: full planning application

**Location: Land South of Elton Street East, Wallsend, Tyne And Wear**

**Proposal: Construction of new medical centre with associated clinical support offices, parking, landscaping and associated works**

Applicant: Assura Aspire Limited, Cooper The Brew House Greenhalls Avenue Warrington WA4 6HL

Agent: Peacock + Smith, Steve Buckley 53 King Street Manchester M2 4LQ

**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;
- whether there is sufficient car parking and access provided; and
- the impact on trees and ecology.

#### 2.0 Description of the Site

2.1 The application site is located on the south side of Elton Street East, within Wallsend town centre. It was previously occupied by housing, but this was cleared some years ago, and the site is now grassed with a number of trees along the northern boundary. It has an area of approx. 0.27 hectares.

2.2 There are car parks immediately to the west, south and east of the site and housing to the north. The Forum shopping centre lies beyond the eastern car park while the western car park separates the site from residential properties on Thames Gardens.

#### 3.0 Description of the proposed development

3.1 Planning permission is sought to construct a new medical centre with associated clinical support offices, parking and landscaping.

3.2 The proposed building is 2-3 storey in height and located in the western half of the site. There would be a car park to the east with access from the existing access road for the adjacent multi-storey car park.

3.3 The proposed medical centre would contain a GP surgery and a community health support hub. It would allow two existing medical centres on Portugal Place and Park Road to be amalgamated.

3.4 The ground floor would contain the GP surgery, reception and waiting area, while the upper floors would provide consulting rooms for the community health support hub, administration rooms and staff facilities.

#### 4.0 Relevant Planning History

12/01686/DEMGDO - Demolition of ground floor flats and first floor flats maisonettes and associated walkways (communal) and staircases and garages – Permitted 14.11.2012

#### 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;
- whether there is sufficient car parking and access provided; and
- the impact on trees and ecology.

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

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 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.

8.4 Para.92(a) of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

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 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.

8.7 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.

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

8.9 Policy S3.1 states that within the Borough's defined centres the Council will seek ways to support their growth and regeneration, and support proposals for main town centre development, appropriate residential and mixed-use schemes that would:

- a. Contribute to the protection and enhancement of the vitality and viability of the centre.
- b. Capitalise upon the character and distinctiveness of the centre, while sustaining and enhancing its heritage assets.

- c. Support the improvement in the range and quality of shops, services and facilities.
- d. Boost the growth of small and medium sized businesses that can provide unique and niche services.
- e. Encourage the growth of the evening economy with leisure, culture and arts activities.
- f. Enhance accessibility by all modes including public transport, walking, cycling and by car.
- g. Introduce measures that reduce crime and the fear of crime and any other disorder issues.

8.10 Policy S7.10 states that the Council and its partners will ensure that local provision and resources for cultural and community activities are accessible to the neighbourhoods that they serve. In order to achieve this:

- a. Priority will be given to the provision of facilities that contribute towards sustainable communities, in particular, catering for the needs of the growing population around key housing sites;
- b. Access to education and healthcare provision will be maintained and, where necessary, improved throughout the Borough;
- c. Existing provision will be enhanced, and multi-purpose use encouraged, providing a range of services and resources for the community, at one accessible location;
- d. Opportunities to widen the cultural, sport and recreation offer will be supported; and,
- e. The quantity and quality of open space, sport and recreation provision throughout the Borough will be maintained and enhanced.

8.11 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.

8.12 Policy AS8.2 outlines proposals for The Forum Shopping Centre, and the expansion land – allocated under Policy S3.3 as being suitable for a range of uses which would improve the overall quality of the centre.

8.13 The application site is located within Wallsend town centre but lies outside the Primary Shopping Area. Policy S3.3 identifies the site and the adjacent plot to the south as being suitable to provide 1,200 sq m of new retail development. This allocation reflects the planning permission for the Aldi supermarket, which at the time the policy was adopted had yet to be built. This development has now been completed.

8.14 While a medical centre does not fall with the NPPF's definition of a town centre use, it is considered to be an appropriate use for the location, where it would complement existing facilities within the town centre. It would accord with the aims of the above policies which seek to improve the health and well-being of North Tyneside's residents, improve access to medical facilities and enhance the range of services within the town centre.

8.15 The site is in a highly sustainable location close to bus and Metro links, other services and residential properties. It is therefore officer opinion that the

principle of the proposal is acceptable subject to consideration of the following issues.

#### 9.0 Impact on surrounding occupiers

9.1 Paragraph 180 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 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.

9.3 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.

9.4 Policy DM6.1 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 good standard of amenity for existing and future residents and users of buildings and spaces.

9.5 The application site is located in close proximity to residential properties on Thames Gardens to the west and on Elton Street East to the north. There is the potential for residential occupiers to be affected by the development in terms of loss of light, outlook and privacy, and as a result of additional noise and disturbance.

9.6 The proposed medical centre would be located approximately 22m from existing residential properties on Thames Gardens and Elton Street East to the north. The proximity to this existing housing has been taken into account in the building design. While the majority of the building is 3-storey in height, the north west section is reduced to 2-storeys (approx.7m in height) and inset from the northern boundary to help reduce its massing when viewed from these properties. It is officer opinion that the impact on residents to the north in terms of light and outlook is acceptable. The building line of properties on the north side of Elton Street East is staggered, meaning that the majority of the properties are well distanced from the development and would not therefore suffer any loss of privacy. The impact on the properties at the western end of the site is mitigated by the second floor set back described above.

9.7 The impact on the amenity of Thames Gardens residents is also considered to be acceptable when taking into account the separation distance (min. of 23m) and that the west facing first and second windows relate to mainly to corridors.

9.8 The Manager of Environmental Health has provided comments. She raises concern regarding potential noise from plant and recommends conditions to

protect nearby residents. These include conditions in respect of: ventilation and refrigeration; construction, delivery and operating hours; a noise scheme for external plant and external lighting.

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 these conditions.

#### 10.0 Character and appearance

10.1 NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

10.2 Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents (para. 130, NPPF).

10.3 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.

10.4 The Design Quality SPD applies to all planning applications that involve building works. It states that extensions must offer a high quality of the built and natural environment. It further states that extensions should complement the form and character of the original building.

10.5 A Design and Access Statement has been submitted in support of the application. This sets out the design principles behind the development. It explains that the three storey massing of the proposed building echoes the height of the library building further east on Elton Street East, with the building stepping down to two storeys on the north elevation and north western corner to better relate to the two storey residential development on this side of the site. The flat roof is designed to keep the building's height to a minimum, and to distinguish it as a civic building, in contrast to the pitched roof form of the neighbouring housing. The material palette includes brick with render, glazing and timber cladding to break up the front and side elevations. An internal courtyard and large void area are proposed to add light and openness inside the building.

10.6 A plant enclosure is proposed on the roof of the building. The Planning Policy Officer (Conservation and Design) has raised concern regarding the height of the enclosure and suggests that it should be no higher than 1m. The applicant has advised that the enclosure needs to be 3m high as shown on the proposed elevations. They have submitted 3D visuals which show that the enclosure would not be visible from Elton Street East or the adjacent housing. This is due to its position on the southern side of the roof. Given that it would only be visible

from the adjacent car park to the south, it is officer opinion that the height is acceptable subject to screening being provided and the appearance of the enclosure being agreed. These details can be controlled by a condition.

10.7 In officer opinion the development relates well to the surrounding area and the scale and design are in keeping with the character of the site and surroundings. The proposal is considered to accord with the NPPF, Local Plan policy DM6.1 and the Design Quality SPD. Members need to consider whether they agree.

#### 11.0 Whether there is sufficient car parking and access provided

11.1 NPPF recognises that transport policies have an important role to play in facilitating sustainable development, but also contributing to wider sustainability and health objectives.

11.2 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.

11.3 Paragraph 109 of NPPF states 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.

11.4 Policy DM7.4 seeks to ensure that the transport requirements of new development, commensurate to the scale and type of development, are take 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 A car park containing 37no. parking spaces (including 4no. disabled bays) and cycle parking is proposed. This would be accessed from the existing car park access on John Street.

11.7 The Highway Network Manager been consulted and raises no objection to the development. He advises that the site is within Wallsend town centre with excellent links to public transport and that additional parking is available at The Forum shopping centre and within the Aldi development to the south.

11.8 He recommends conditions in respect of a construction management plan, refuse storage, travel plan and off-site highway works.

11.9 Having regard to the above, and subject to the conditions requested by the Highway Network Manager, it is officer advice that the proposal complies with the advice in NPPF, policy DM7.4 and the Transport and Highways SPD.

## 12.0 Trees and Biodiversity

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 175 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.

12.3 Policy DM5.5 of the Local Plan states that all development proposals should amongst other matters protect biodiversity and minimise the fragmentation of habitats and wildlife links.

12.4 Local Plan Policy DM5.6 states that proposals that are likely to have significant effects on features of internationally designated sites, either alone or in-combination with other plans or projects, will require an appropriate assessment. Proposals that adversely affect a site's integrity can only proceed where there are no alternatives, imperative reasons of overriding interest are proven and the effects are compensated.

12.5 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.

12.6 The applicant has submitted an Arboricultural Impact Assessment and Preliminary Ecological Appraisal.

12.7 There are 11no. trees along the northern boundary of the site. 6no. of these trees require removal. All the trees are classified as Category B. It was originally proposed to remove 10no. trees but the applicant has amended the scheme in order to retain a further 4no. trees. To compensate for the tree loss, it proposed to plant 2no. replacement trees on the northern boundary and 2no. trees adjacent to the site access. A hedgerow would be planted along the site's northern, eastern and southern boundaries with areas of shrub planting along the boundaries and within the car park.

12.8 The Landscape Architect has reviewed the application and provided comments. She requests that an additional tree is planted in the north east corner of the site so overall only 1no. tree would be lost from the site. This request has been agreed by the applicant and the details can be controlled through a condition requiring the submission of a landscaping scheme.

12.9 The Landscape Architect notes that groundworks would take place within the root protection areas of retained trees and states that to protect the tree roots special construction techniques would need to be used within these areas. She recommends conditions including in respect of: tree protection measures, construction techniques and level changes within the RPAs, boundary

treatments, tree pruning, a construction method statement, and requiring that an arboricultural consultant supervises the work.

12.10 The Biodiversity officer has confirmed that she has no objections subject to the conditions recommended by the Landscape Architect being imposed.

12.11 The applicant has advised that due to the dimensions of the building, it is not possible to relocate it to allow for the retention of any further trees. The applicant has also considered revising the car park layout but has advised that there is insufficient space to do so without impacting on manoeuvrability and compromising car parking standards.

12.12 When taking into account the mitigation that is proposed in the form of tree, hedge and shrub planting is it officer opinion that loss of the trees is acceptable. Once the new planting is established it is not considered that the removal of the trees would result in any long term harm to the streetscene. The impact on ecology and trees is considered to be acceptable subject to the conditions discussed above.

### 13.0 Other issues

#### 13.1 Contaminated Land

13.2 Paragraph 179 of NPPF states that where a site is affected by contamination of land stability issues, responsibility for securing safe development rests with the developer and/or landowner.

13.3 Policy DM5.18 'Contaminated and Unstable Land'; states that where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report.

13.4 The site lies within the Contaminated Land Buffer Zone. The applicant has submitted a Phase II Environmental Report and additional gas monitoring information. The Contaminated Land Officer has reviewed this information and provided comments. She states that conditions will not be required in respect of gas mitigation measures given that it has been demonstrated that the made ground is unlikely to produce gas and that there is a lack of other sources for ground gas.

13.5 It is officer advice that the proposal complies with policy DM5.18 of the Local Plan 2017.

### 14.0 Flooding

14.1 The National Planning Policy Framework states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment.

14.2 Policy DM5.12 of the Local Plan states that all major development will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been undertaken to reduce overall

floor risk from all sources, taking into account the impact of climate change over its lifetime.

14.3 Policy DM5.14 seeks a reduction in surface water runoff rates for all new development.

14.4 A Flood Risk Assessment has been submitted. The site is located within flood zone 1. Surface water drainage would be attenuated via the use of a storage tank and permeable paving with associated sub-structure drainage. The surface water would drain into the existing sewer network at a restricted rate.

14.5 The Local Lead Flood Authority (LLFA) has been consulted and recommends conditional approval.

14.6 Subject to conditions, it is officer advice that that the proposed development would not have an adverse impact on flooding and would accord with the advice in NPPF and policies DM5.12 and DM5.14 of the Local Plan.

#### 15.0 S106 Contributions

15.1 Paragraph 54 of NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

15.2 Paragraph 56 of NPPF states that planning obligations must only be sought where they meet all of the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

15.3 Policy S7.1 states that the Council will ensure appropriate infrastructure is delivered so it can support new development and continue to meet existing needs. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of provision.

15.4 Policy DM7.2 states that the Council is committed to enabling a viable and deliverable sustainable development. If the economic viability of a new development is such that it is not reasonably possible to make payments to fund all or part of the infrastructure required to support it, applicants will need to provide robust evidence of the viability of the proposal to demonstrate this. When determining the contributions required, consideration will be given to the application's overall conformity with the presumption in favour of sustainable development.

15.5 Policy DM7.5 states that the Council will seek applicants of major development proposals to contribute towards the creation of local employment opportunities and support growth in skills through an increase in the overall proportion of local residents in education or training. Applicants are encouraged to agree measures with the Council to achieve this, which could include:

- a. The development or expansion of education facilities to meet any identified shortfall in capacity arising as a result of the development; and/or,
- b. Provision of specific training and/or apprenticeships that:
  - i. Are related to the proposed development; or,
  - ii. Support priorities for improving skills in the advanced engineering, manufacturing and the off-shore, marine and renewables sector where relevant to the development.

15.6 The Council's adopted SPD on Planning Obligations (2018) states that the Council takes a robust stance in relation to ensuring new development appropriately mitigates its impact on the physical, social and economic infrastructure of North Tyneside. Notwithstanding that, planning obligations should not place unreasonable demands upon developers, particularly in relation to the impact upon the economic viability of development. The Council will consider and engage with the applicants to identify appropriate solutions where matters of viability arise and require negotiation.

15.7 The following contributions have been requested by service areas:

Employment and Training: A financial contribution towards employment initiatives within the borough and/or apprenticeship opportunities

15.8 The above has been reported to IPB. The contributions are considered necessary, directly related to the development and fairly and reasonable related in scale and kind to the development. They are therefore considered to comply with the CIL Regulations.

15.9 The applicant has agreed to provide apprenticeship opportunities during the construction phase. A condition is recommended to secure this.

15.10 A CIL payment will not be required for this development.

#### 16.0 Local Financial Considerations

16.1 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 result in the creation of jobs during the construction phase and within the medical centre once it is operational.

#### 17.0 Conclusions

17.1 The development would bring substantial benefits including securing economic growth within a sustainable location, improving services within Wallsend town centre and providing much needed medical facilities, which will be of significant benefit to local residents. The proposed medical centre would provide a complimentary offer to the existing shopping centre and opportunities to increase the vitality of the centre through greater linked trips and footfall. It is therefore officer opinion the proposal is acceptable in principle.



4. 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, fuel, waste and materials, used in constructing the development; concrete mixing areas, use of fires, 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. There shall be no cabins storage of plant or materials or parking within the RPA's of retained trees. 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.

5. Notwithstanding Condition 1, prior to occupation of the development use details of facilities to be provided for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled bins for all waste types shall be provided in accordance with the approved details, prior to the occupation of extension and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policies DM6.1 of North Tyneside Local Plan (2017).

6. The scheme for parking, garaging and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

7. The development shall not be occupied until a scheme for the following off-site highway works has been submitted to and approved by in writing the Local Planning Authority:

- Alterations to parking bays abutting the site
- Associated drainage
- Associated street lighting
- Associated road markings
- Associated signage
- Associated Traffic Regulation Orders

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

8. No part of the development shall be occupied until a parking management plan for the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter this parking management plan shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interests of highway safety; having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

9. No part of the development shall be occupied until a service management plan for the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter this service management plan shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interests of highway safety; having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

10. No part of the development shall be occupied until a scheme for covered, secure cycle parking has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the scheme shall be carried out in accordance with the agreed details.

Reason: To encourage sustainable travel; having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

11. No part of the development shall be occupied until a scheme to stop up the redundant adopted highway within the site has been approved by in writing the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

12. Notwithstanding the details submitted in the Travel Plan, no part of the development shall be occupied until a Full Travel Plan has been submitted to and approved by in writing the Local Planning Authority. The Travel Plan will require the Travel Plan Coordinator to be in place prior to first occupation until at least five years from occupation and must also include an undertaking to conduct annual travel surveys to monitor whether the Travel Plan targets are being met and be retained thereafter.

Reason: To encourage sustainable transport; having regard to policy DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

13. Prior to the installation of any chimney or extraction vents required in connection with the development details of their height, position, design and materials must be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.

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

14. Prior to occupation of the development details of the air ventilation systems must be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.

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

15. Prior to the installation of any new plant and machinery required in connection with the development a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must be carried out in accordance with BS4142 to determine the background noise level without the plant noise operating at the boundary of the nearest residential premises and appropriate mitigation measures where necessary to ensure the rating level of plant and equipment does not exceed the background noise levels. The plant and machinery shall not be used until the approved soundproofing has been implemented.

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

16. Within one month of the installation of any external plant and equipment acoustic testing shall be undertaken to verify compliance with condition no.15 of this approval and the results submitted in writing for the approval of the Local Planning Authority. Thereafter, the plant and equipment shall be operated in complete accordance with the approved details and maintained in working order.

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

17. The development shall not open to customers/patients outside the hours of 08:00 and 21:00 on any day.

Reason: To safeguard the occupiers of adjacent properties from undue noise of other associated disturbance having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

18. Noise No Tannoys Externally Audible                      NOI002    \*

19. There shall be no deliveries or collections to the premises outside the hours of 07:00 and 23:00.

Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

20. Flood Lighting Scheme Details                                      LIG001    \*

21. Prior to commencement of the development, a detailed scheme for the disposal of foul and surface water shall be submitted and approved in writing by the local planning authority. Thereafter the retail development shall take place in accordance with the approved details.

Reason: This information is required from the outset to demonstrate that the proposed development would not increase flood risk in accordance with NPPF.

22. Prior to occupation of the development details of the maintenance regime for the surface water drainage infrastructure and contact details for the company responsible for this work, must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the proposed development would not increase flood risk in accordance with NPPF.

23. Notwithstanding the approved plans, prior to the installation of any new boundary enclosures until details of their design, height, position and colour finish must be submitted to and approved in writing by the Local Planning Authority. Any excavations within the RPA's of retained trees are to be carried out in accordance with the revised AMS (section 6) including test digs for fence post installation to be carried out by hand or Airspade. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory environment within the development having regard to policy DM6.1 and DM5.9 of the North Tyneside Unitary Development Plan 2002.

24. Notwithstanding the approved plans, the detailed design of the roof level plant enclosure and a means of screening the must be submitted to and agreed in writing by the Local Planning Authority prior to its installation. The development shall thereafter be carried out in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to the NPPF and policy DM6.1 of the North Tyneside Local Plan (2017).

25. Notwithstanding condition1, prior to the construction of the development above damp proof course level, a schedule and/or samples of construction and surfacing materials and finishes shall be submitted and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to the NPPF and policy DM6.1 of the North Tyneside Local Plan (2017).

26. 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: In the interest of biodiversity and landscaping having regard to policy DM5.5 and DM 5.9 of the North Tyneside Local Plan 2017.

27. Within one month of development commencing, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include for the replanting of 5no. new

trees. All new trees shall be a minimum of 14-16cm girth and planted in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees and shrubs that die, are removed or becomes seriously damaged or defective within five years of planting shall be replaced in the next available planting season with others of similar size and species. The agreed landscaping shall be maintained for a minimum of five years in accordance with a maintenance schedule that must be submitted and approved in writing by the Local Planning Authority for the purposes of discharging this condition.

Reason: In the interests of amenity, biodiversity and to ensure a satisfactory standard of landscaping having regard to policies DM5.9 and DM5.5 of the North Tyneside Local Plan (2017).

28. Prior to the commencement of any site clearance works (including demolition works, tree works, soil moving, hardstandings, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), tree protection shall be installed in accordance with the revised Tree Protection Plan submitted by Woodsman Arboricultural Consultancy (V2 2021). The tree protection fence is to be of a type and height as described in the AMS (Section 6 and Appendix 4). The area surrounding each tree group within the approved protective fencing shall be protected for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. Photographic evidence is to be submitted on completion of the installation of the fence. This condition may only be fully discharged on the submission of satisfactory photographic evidence.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

29. No trees, shrubs or hedges within the site which are shown as being retained on the submitted Tree Protection Plan shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

30. All works shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan submitted by Woodsman Arboricultural Consultancy (V2 2021), BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and the National Joint Utilities Group (NJUG)

'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees').

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

31. All works within the RPA of retained trees involving excavation of soil, including the installation of all services, construction for vehicular drives, parking areas, installation of drop kerbs, foundations, lighting and other hard surfacing (for example) shall be carried out in accordance with the Arboricultural Method Statement, with all works being undertaken using special, no-dig construction techniques either by an air spade or dug by hand with a photographic record of works undertaken. Confirmation of the proposed working method must be submitted to an approved in writing by the Local Planning Authority prior to the work being carried out and therefore after undertaken in accordance with the agreed details.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

32. No changes in levels shall be implemented unless the details, to include cross section plans, are first submitted to and approved in writing by the Local Planning Authority. Car park levels within the RPA of retained trees T9, T10 and T11 must not be reduced and should be installed above the existing ground level. New surfacing to the car park area to the north of the site shall be constructed using a non-compacting porous surface such as Cell Web (from Geosynthetics) or a similar cellular confinement system as detailed in Section 6 of the revised AMS. Kerb edges are to be timber or otherwise approved that do not involve major excavations.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

33. Prior to the commencement of any site clearance works (including demolition works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), a plan indicating the position of all new services (utilities, lighting and drainage) shall be submitted to and approved by the Local Planning Authority. The location of services is to be considered in relation to the TPP with details of excavation and installation. Thereafter the development shall be carried out in accordance with the approved details.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

34. Any tree pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works. T9, T10 and T11 are to be crown raised to a maximum height of 3.0m. Works to include a lateral reduction of minor branches to T2 to provide a maximum clearance of 1.0m from the new building. Any additional pruning works must be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

35. An arboricultural consultant shall be appointed to advise on the tree management for the site and to undertake regular supervision visits to monitor and oversee the implementation of the works as set out in the Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written and photographic evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

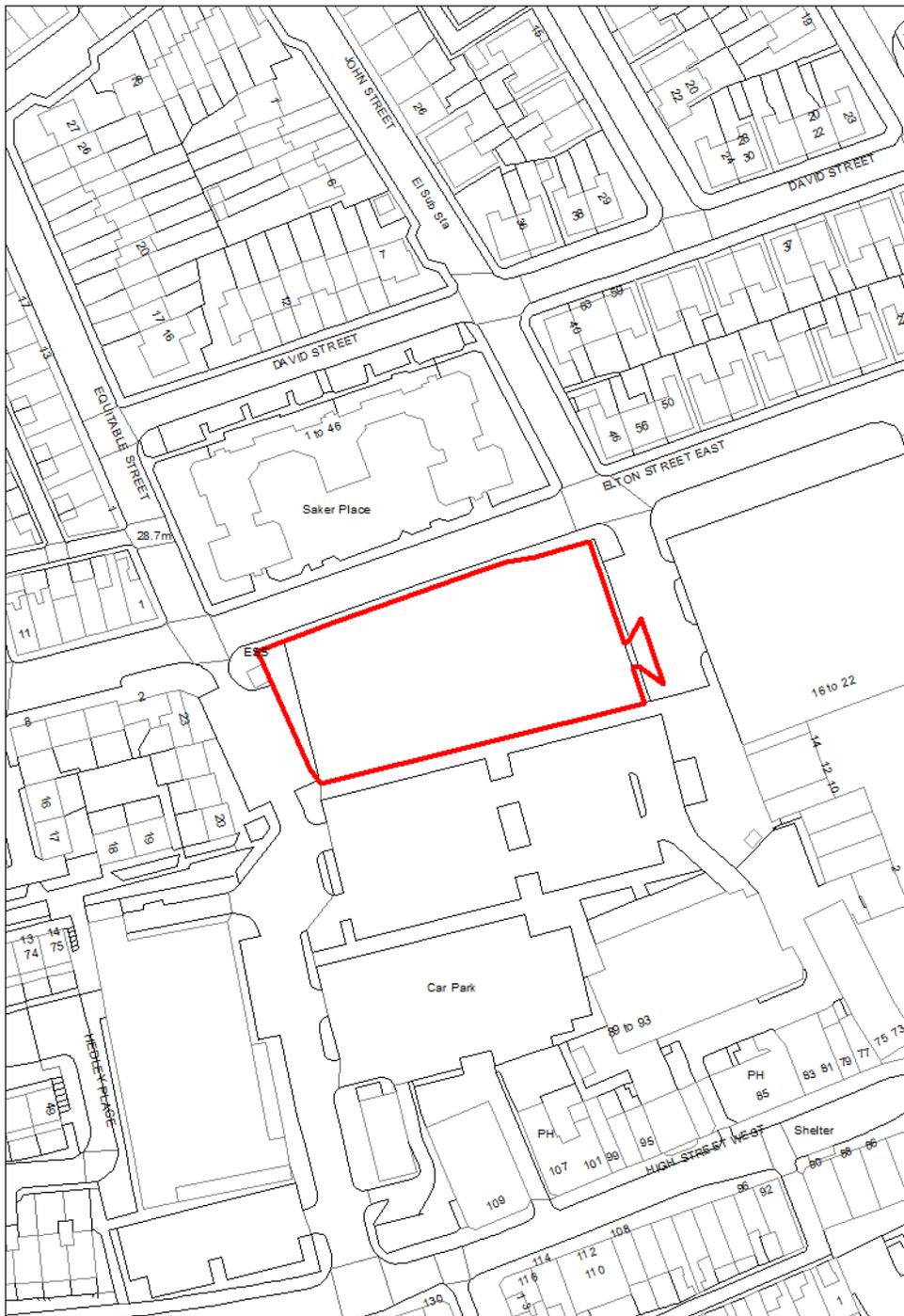
Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

**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)
- Contact ERH Construct Highway Access (I05)
- No Doors Gates to Project Over Highways (I10)
- Do Not Obstruct Highway Build Materials (I13)
- Highway Inspection before dvlpt (I46)
- Contact NWL Public Sewer Crossing Site (I11)
- Highway Inspection before dvlpt (I46)
- Contact Police Crime Prevention Security (I26)



**Application reference: 20/01582/FUL**

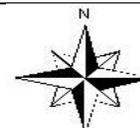
**Location: Land South of Elton Street East, Wallsend, Tyne And Wear**

**Proposal: Construction of new medical centre with associated clinical support offices, parking, landscaping and associated works**

Not to scale

Date: 04.02.2021

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**Appendix 1 – 20/01582/FUL  
Item 1**

**Consultations/representations**

1.0 Internal Consultees

1.1 Highway Network Manager

1.2 This application is for the Construction of new Medical Centre with associated clinical support offices, parking, landscaping & associated works.

1.3 The site is in Wallsend town centre with excellent links to public transport. Parking will be provided as part of the proposal and there is also additional parking associated with the Forum which has been established for decade and the more recent Aldi and Burger King development. Conditional approval is recommended.

1.4 Recommendation - Conditional Approval

1.5 The applicant will be required to enter into an appropriate legal agreement with the Local Authority for the following works:

Upgrade of existing footpaths abutting the site  
Alterations to parking bays abutting the site  
Associated drainage  
Associated street lighting  
Associated road markings  
Associated signage  
Associated Traffic Regulation Orders

The applicant will be required to stop up the highway within the site that is no longer required under Section 247/257 of the Town & Country Planning Act 1990.

1.6 Conditions:

REF01 - Refuse Storage: Detail, Provide Before Occ  
SIT05 - Construction Management

No part of the development shall be occupied until a scheme for the following off-site works has been submitted to and agreed in writing by the Local planning Authority. Thereafter this scheme shall be carried out in accordance with the agreed details.

Upgrade of existing footpaths abutting the site  
Alterations to parking bays abutting the site  
Associated drainage  
Associated street lighting  
Associated road markings  
Associated signage  
Associated Traffic Regulation Orders  
Reason: In the interests of highway safety.

No part of the development shall be occupied until a parking management plan for the site has been submitted to and agreed in writing by the Local planning Authority. Thereafter this parking management plan shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety.

No part of the development shall be occupied until a service management plan for the site has been submitted to and agreed in writing by the Local planning Authority. Thereafter this service management plan shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety.

No part of the development shall be occupied until a scheme for covered, secure cycle parking has been submitted to and agreed in writing by the Local planning Authority. Thereafter this scheme shall be carried out in accordance with the agreed details.

Reason: In the interests of highway safety.

No part of the development shall be occupied until a scheme to stop up the redundant adopted highway within the site has been approved by in writing the Local Planning Authority.

Reason: In the interests of highway safety.

#### 1.7 Informatives:

I05 - Contact ERH: Construct Highway Access

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dv/pt

## 2.0 Sustainable Transport

2.1 This application is for the Construction of new Medical Centre with associated clinical support offices, parking, landscaping & associated works.

2.2 The site is in Wallsend town centre with excellent links to public transport. Parking will be provided as part of the proposal and there is also additional parking associated with the Forum which has been established for decade and the more recent Aldi & Burger King development. Conditional approval is recommended.

### 2.3 Recommendation - Conditional Approval

#### 2.4 Condition:

Notwithstanding the details submitted in the Travel Plan, no part of the development shall be occupied until a Full Travel Plan has been submitted to and approved by in writing the Local Planning Authority. The Travel Plan will require the Travel Plan Coordinator to be in place prior to first occupation until at least five years from occupation and will also include an undertaking to conduct annual travel surveys to monitor whether the Travel Plan targets are being met and be retained thereafter.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

### 3.0 Manager of Environmental Health (Pollution)

3.1 The premises are located within a town centre area although residential properties are located immediately to the north and west of the site.

3.2 I would have concerns with regard to potential noise from plant and equipment installed at the premises and would recommend the following conditions are attached to any approval for development to ensure noise and lighting levels are controlled.

EPL01

EPL02

HOU03 To those on the application

HOU04

A noise scheme must be submitted in accordance with BS4142 to determine the current background noise levels for daytime, evening and night. The rating level for all external plant must not exceed the current background noise levels.

NO104 this will include details of the noise levels expected to be created by the combined use of external plant and equipment to ensure compliance with the noise rating level.

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

Deliveries and collections must not be permitted to the premises between 23:00 and 07:00 hours.

LIG01

SIT03

REF1 In accordance with the details provided in the waste management plan

### 4.0 Manager of Environmental Health (Contaminated Land)

4.1 I have reviewed the Site Investigation information and the explanation given for the double plot ratio tests and the rationale for the lack of gas monitoring. I am satisfied that the double plot ratio tests show that the made ground composition is not organic and the made ground is unlikely to produce gas. I accept that there is a lack of other sources for ground gas as confirmed by the consultant.

4.2 I confirm the gas condition GAS006 does not need to be applied to the application.

## 5.0 Regeneration Team

5.1 The development of this land with the medical centre is supported. This compliments the earlier refurbishment of the shopping centre and development of the Customer First Centre, Aldi store and town centre car park.

## 6.0 Local Lead Flood Authority

6.1 The surface water drainage within the development will be attenuated via the use of a storage tank and permeable paving with associated sub-surface drainage. This will provide surface water attenuation for up to a 1 in 100 year rainfall event with a 40% provision for the effects of climate change. The surface water from the development will connect into the local sewer network and will have a restricted discharge rate of 2.6l/s to be achieved via the use of a vortex flow device. As the development will mitigate against flood risk through the design of the building, external ground works will direct surface water flows away from the building, sufficient surface water attenuation will be provided within the site and the surface water discharge rate will be controlled to the equivalent greenfield run-off rates, I can confirm I have no objections to the proposals.

6.2 I would recommend the following conditions to be placed on the application:

- Detailed drainage design to be provided to the LLFA for approval prior to commencement of development.
- Details of the maintenance regime for the surface water drainage infrastructure to be provided to LLFA for approval prior to occupancy.
- Contact details of the company appointed to carry out this maintenance work to be provided to LLFA for approval prior to occupancy.

## 7.0 Landscape Architect

7.1 The proposal is to construct a new medical centre with associated landscaping and car parking. The site is currently an area of grassed open space enclosed by a low timber trip rail. There are a number of trees located to the northern boundary of the site along Elton Street East which are protected by a TPO. The site was previously developed as housing and the trees have been retained after demolition.

7.2 Trees are an important feature in urban landscapes and make a significant contribution to the character and quality of our landscape offering a 'sense of place' and amenity with regard to the general public's interaction and enjoyment of the immediate and wider area.

7.3 Pre application comments were provided advising that Local plan policy DM5.9 Trees, Woodland and Hedgerows, applies to this site where the Council would support strategies and proposals that protect and enhance the overall condition and extent of trees, woodland and hedgerows. Therefore, the development should, in the first instance, seek to retain, preserve and protect any existing healthy tree structure in its design.

7.4 The revised layout development will require the removal of 6no protected trees on the site leaving 5 existing trees. 4no new trees will be planted, making a total of 9 trees included in the development. A further tree to the north east frontage of the site will be requested to bring the total to 10, a loss of 1no tree

from the site. In principle this is an acceptable balance to meet the requirements of the Local Plan Policy, however it is expected that some groundworks including resurfacing are scheduled near retained trees and within Root Protection Areas (RPAs). These works must employ special construction techniques to minimise disturbance to tree roots of the remaining protected trees.

7.5 A revised Arboricultural Impact Assessment has been submitted and has categorised the trees on the site in accordance with BS5837. Eleven significant individual trees were surveyed which are within influence of the development. All trees of any significance have been categorised as moderate retention value i.e. category B trees. Collectively the trees provide the site and the wider streetscape with amenity and screening and worthy of their TPO. Category 'B' trees are considered to be important enough to be considered a constraint to development and consequently should be retained and afforded appropriate protection during the ground works and construction phase of development.

7.6 The retention of trees and the planting of new will maintain a frontage that forms an important element in the landscape setting and character of this area. However, conditions need to be applied that will ensure the long term health and retention of the protected trees on the site.

1) Trees T1, T2, T9, T10 and T11 are to be retained. No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

2) Prior to the commencement of any site clearance works (including demolition works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), tree protection is to be installed in accordance with the revised Tree Protection Plan submitted by Woodsman Arboricultural Consultancy (V2 2021). The tree protection fence is to be of a type and height as described in the AMS (Section 6 and Appendix 4). The area surrounding each tree group within the approved protective fencing shall be protected for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. Photographic evidence is to be submitted on completion of the installation of the fence. This condition may only be fully discharged on the submission of satisfactory photographic evidence.

3) The development hereby permitted shall only be carried out in accordance with the revised Arboricultural Method Statement and Tree Protection Plan submitted by Woodsman Arboricultural Consultancy (V2 2021), BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees')

4) All works within the RPA of retained trees involving excavation of soil, including the installation of all services, construction for vehicular drives, parking areas, installation of drop kerbs, foundations, lighting and other hard surfacing (for example) are to be installed in accordance with the AMS with all works being undertaken using special, no-dig construction techniques either by an air spade or dug by hand with a photographic record of works undertaken. Confirmation of the proposed working method is to be submitted for approval.

5) No changes in levels shall be implemented unless otherwise approved in writing by the Local Planning Authority. This would mean that car park levels within the RPA of retained trees T9, T10 and T11 must not be reduced and should be installed above the existing ground level. New surfacing to the car park area to the north of the site is to be constructed using a non-compacting porous surface such as Cell Web (from Geosynthetics) or a similar cellular confinement system as detailed in Section 6 of the revised AMS. Kerb edges are to be timber or otherwise approved that do not involve major excavations. Cross section details are to be submitted for approval.

6) A plan indicating the positions, design, materials and type of any new boundary treatments shall be submitted to and approved by the Local Planning Authority within one month of work starting on site. Any excavations within the RPA's of retained trees are to be carried out in accordance with the revised AMS (section 6) including test digs for fence post installation to be carried out by hand or Airspade.

7) Prior to the commencement of any site clearance works (including demolition works, tree works, soil moving, hardstandings, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery, site security fencing, services), a plan indicating the position of all new services (utilities, lighting and drainage) shall be submitted to and approved by the Local Planning Authority. The location of services is to be considered in relation to the TPP with details of excavation and installation.

8) Any pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works. T9, T10 and T11 are to be crown raised to a maximum height of 3.0m. Works to include a lateral reduction of minor branches to T2 to provide a maximum clearance of 1.0m from the new building. Any additional pruning works must be submitted for approval.

9) The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are to be shown on a plan and not to be located within the RPA of the

retained trees as defined by the Tree Protection Plan and maintained for the duration of the works.

10) An arboricultural consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to monitor and oversee the implementation of the works as set out in the AMS. This condition may only be fully discharged on completion of the development subject to satisfactory written and photographic evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

11) 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 landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include for the replanting of 5no. new trees. All new trees shall be a minimum of 14-16cm girth and planted in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Should that tree, within a period of five years after planting, is removed, dies or becomes seriously damaged or defective, it shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter. No development shall take place until a schedule of landscape maintenance for a minimum period of five years including details of the arrangements for its implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.

12) No vegetation removal or building works 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.

### 8.0 Biodiversity Officer

8.1 I have no objection to the above application, subject to the Landscape Architects recommendations and conditions being attached to the application.

### 9.0 Design

9.1 The scheme proposes a design for a three-storey, flat roof medical centre and the design follows preapplication discussions. The site is situated between the town centre and residential dwellings on Elton Street and Thames Street. Development closest to the site is two-storey residential dwellings. To respond to this, the building is reduced in part to two storeys on the corner of Elton Street and Thames Street. The building will relate more to the town centre uses but the choice of materials will help it to sit comfortably next to the residential area. The contemporary design includes a mixture of materials, detailing and setbacks to add interest and variation to the building.

9.2 There are some concerns about the appearance of the plant enclosure on top of the roof which seems to be almost one storey in height. The detailed design of this is to be conditioned which should specify that the plant enclosure is no more than 1 metre in height.

9.3 The scheme appears to impact on existing trees and the amount of new soft landscaping is unclear.

9.4 Retention of existing trees and new soft landscaping are important elements of good design. A detailed landscape plan should be conditioned.

9.5 The location for storage of refuse is not shown on the plans; this should ideally be integrated into the building.

9.6 Boundary treatments around the site should also be confirmed.

## 10.0 External Consultees

### 10.1 Northumbria Police

10.2 We have no objection in relation to this planning application, however there is insufficient detail regarding security intentions of the medical centre, such as external lighting, access control measures or types of glazing etc, so we are currently unable to provide comments from a crime prevention viewpoint.

### 11.0 Northumbrian Water

11.1 In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

11.2 It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you

require further information, please visit  
<https://www.nwl.co.uk/services/developers/>

11.3 I note that the applicant has submitted a pre-planning enquiry to our pre-planning point of connection team and they will advise in due course on appropriate connection points.

11.4 For information only I can also inform you that public sewers and a water main cross the site and may be affected by the proposed development. Northumbrian Water does not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We include this informative so that awareness is given to the presence of assets on site. For further information is available at <https://www.nwl.co.uk/services/developers/>

## 12.0 Newcastle Airport

12.1 We have no comments.

### 13.0 Coal Authority

13.1 I can confirm that the above planning application has been sent to us incorrectly for consultation.

### 14.0 Representations

14.1 4no. objections have been received. These are summarised below.

- Inadequate drainage.
- Inadequate parking provision.
- Nuisance – disturbance, dust/dirt, fumes, noise.
- Poor traffic/pedestrian safety.
- Traffic congestion.
- Additional traffic congestion and buses.
- Existing parking difficulties.
- Existing noise from delivery lorries and construction.
- What is wrong with the Portugal Place medical centre?
- More dirt and dust.
- Loss of privacy.
- Loss of light.
- Inappropriate location.
- There will be in excess of 20,000 patients using the facility.
- Parking provided will not meet the needs of staff and patients.
- Increased traffic along Elton Street West – traffic from the high street has already been diverted.
- Parking problems make access to residential properties difficult.
- Parking permits would be required.