

ADDENDUM

Item No: 7

Application No:	20/01181/FUL	Author	Julie Lawson
Date valid:	8 September 2020	:	
Target decision date:	8 December 2020	☎:	0191 643 6337
		Ward:	Northumberland

Application type: full planning application

Location: Centurion Park Golf Club Rheydt Avenue Wallsend Tyne And Wear NE28 8SU

Proposal: Construction of a driving range with associated parking, including ancillary sports bar/restaurant, pro shop, golf academy, golf club changing facilities, and function rooms, creation of a new vehicular access and reconfiguration of Wallsend Golf Course. (Resubmission) (Amended and additional information 17.11.20 & 18.11.20) (Additional information 07.01.21)

Applicant: Harrison Golf And Leisure Newcastle Ltd, C/O Agent

Agent: JW Planning Ltd, John Wyatt 41 Marske Mill Lane Saltburn By The Sea TS12 1HT

RECOMMENDATION: Application Permitted

The following conditions have been amended following discussion with the agent and the relevant consultees (Environmental Health and Landscape Architect).

Condition 20. Details of the Photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. They shall be designed to ensure they cause no glare to aviation. The development shall be carried out in accordance with the agreed details.
Reason: In the interests of aviation safety given the close proximity of the site to the flight path of Newcastle International Airport in accordance with the advice in NPPF.

Condition 40. No equipment which exceeds current background noise levels at the closest residential properties (i.e. West Street) shall be operated on the site.

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).

Condition 49: The external seating areas shall only be used between 08:00 to 21:00 hours.

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

Officer note: This will allow the driving range bays to be operated to the same hours as the overall opening hours.

Condition 52. Prior to any works starting on site, (including demolition and all preparatory work), an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' shall be submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the proposed works are practical and can be undertaken without adverse impacts on retained trees. The Method Statement is to include the following:

- A scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) the type of protective fencing and signage;
- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings);
- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection;
- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees, for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details;
- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights;

Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing to the Local Planning Authority for approval.

Reason: This information is required from the outset to ensure that local wildlife populations are protected in the interests of ecology having regard to

the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

Officer note: the Landscape Architect advises that the Arboricultural Impact Assessment has already been submitted so does not need to be submitted under a condition.

Representations:

3 additional letters of objection from 2 addresses:

- This is with reference to the latest "document" added on 02.03.21: this is letter of support from the Golf Club Committee. The committee of the club have had months and months to declare their 'approval', yet this has been submitted in the 11th hour, right before the expected planning committee meeting. Why do they 'suddenly' now agree with the development? Loss of jobs maybe, if things don't go ahead?
- Has the market research been done to warrant this sort of expenditure on a project, that could end up with job losses anyway, should the uptake not be as expected?

I also disagree with some of the content of this letter: while I agree there are sometimes periods of maybe up to a week at a time where the course is not being used due to extreme wet weather, I have a perfect view of part of the course and have seen golfers out most weekends. It seems that the Committee approve of works to better the drainage, no mention has been made of approval of moving the clubhouse/driving range.

The 'proposed' drainage would have a benefit regardless of where the clubhouse/driving range was built, so this support is irrelevant to the plans.

- I have just checked the web and noticed that there are 8 new comments in support, strangely all submitted on the same day. I find this rather strange and wondered who would check their validity. The golf committee all of a sudden send a letter of support. I only hope this is not fraud and will be investigated accordingly. After writing to Sir David Attenborough, I hope he responds before the 16th March 2021 in order to stop the decimation of the established wildlife.

- Reference to predictable support letters being submitted.

A further letter has been received from a resident of West Street which states that it is a response by West Street Residents to HG+L Ltd/JW Planning Ltd was also submitted. This letter has been reported in paragraph 10.0 in the appendix of the officer report.

20 additional letters of support from 19 addresses, 6 of which are in North Tyneside Council area

- I as a resident of Wallsend would like to add a comment. I am not a golfer myself but cycle and walk past the course on many occasions. It is there already, but in need of upgrading and has been for some time. The new proposal seems to address the need to improve on the current facilities and potentially bring increased revenue and jobs to this area. I feel that the area does need greater development and this seems to be able to do that while not having in my opinion a great impact. The proposed access looks better than the current one and the safety feature protecting traffic on the Coast Road

looks good. I see that there are wildlife concerns and this is something I am worried about. There is a need to look at taking out non-native trees, plants and developing the natural environment to suit the local species etc. I hope that this area is something that is addressed with as much thought and consideration as the core plan. Other than that, it looks to be a good plan for the local area.

- What a fantastic opportunity for people in the north east to take their first steps into a worldwide loved sport. This is a benefit to our region.
- This is exactly what we need after a such a disastrous year! Uplifting projects are the way forward and such will be a way out of the depression caused by the effects of Covid 19. I'm so happy that the community will have something like this to look forward to. An activity for the full family, something for the youths of the local area and beyond. More projects like this are the answer to social problems in the community. This is happening in an area that needs positivity and growth.
- The jobs are significant in an economically challenged area. The golf course was founded in 1905 and has its roots around the Wallsend Swan Hunters Shipbuilding community. Golf and this club in particular are stagnating and the development would inject some pride into the North East, as well as helping reach (young) new recruits to the sport.
- I have read the objections put forward by the immediate neighbours. These are important. The Council has a strategic choice between supporting significant economic development in a disadvantaged area (as well as promoting sport, essential for wellbeing), and considering the issues set out but neighbours. I trust the Council takes the long term strategic decision.
- I visit here all the time and I think this idea is amazing and will do great things for the community.
- A great facility which will help regeneration and economy of the area and provide much needed employment
- Though no longer a resident of Newcastle, I am regular visitor to the area and know it well. I feel the driving range would make a valuable contribution to the area and is a positive development for many obvious reasons, not least though in the area of mental health. I feel that this development would bring a positive place for people to be outside connecting with nature whilst enjoying sport. These are essential to improving mental wellbeing, reducing anxiety, and limiting social isolation.
- I think the proposed development would be a fantastic new style golf facility encouraging families to take up golf. The current facility means you have to pass a school entrance to access via Rheydt Avenue which is dangerous for children. The proposed location development means cars can enter direct from the corner of West street, a far better idea, avoiding passing the school. I very much hope the Council approve these plans.
- This is an existing golf course which will be much improved as a venue for families and not just golfers. It will also be a great start for young inspiring golfers.
- This is an essential support activity for Wallsend Golf Course and the area generally. Driving Ranges are an absolute must for any young or new golfer starting out in the game and they further support the outdoor activity of golf. The Driving Range will increase club membership, bringing new revenue

which can be put to good use, further improving the course and club facilities.

- A very welcome addition to the sports facilities on Tyneside having a wide appeal to many people outside the immediate area. The approach will avoid conflict with the local school and will provide welcome employment to the area. It will also encourage youngsters to take up a sport that can last a lifetime, being a healthy and beneficial form of exercise.
- This allows me and my family to play in any weather conditions. My daughter has a keen interest and this place sounds like an ideal opportunity for her to grow and develop her golfing skill/experiences. This will create more opportunities in the area.
- This can only be a huge benefit to the surrounding area. The introduction of new jobs, the golf club receiving a huge investment to make it one of the leading clubs in the Northeast. This can only be a fantastic opportunity for all involved.
- The proposed new access will take traffic away from housing. It will be a sporting facility which can be used by families thereby enhancing and adding to any leisure venues available in North Tyneside.
- As a former resident of the North East, I support this application as a way to bring positivity and prosperity the region at a time when new and innovative solutions are vital. This is a green and open space in the middle of urban development, encouraging its use and getting people outdoor is a good thing whilst also giving the area something that attracts those from further away.
- This facility will be a fantastic addition to the golf course, bringing world class facilities and creating jobs. A facility like this will bring prestige to the area and attract golfers from far and wide.
- This development will enhance the local area by landscaping and diverting the existing access past the primary school plus it will create many much needed jobs and opportunities for employment.
- This area is my old stomping ground, so whilst not living there any more I have a particular interest in this area and the facilities in question. I cannot see any reason why any ne would object to this development. It will bring jobs to the area both during construction and after completion. Aesthetically the buildings will look considerably better than at present; obviously landscaping will also add to this. If financial support and investment is available, does it make any sense at all in these times to turn down such an opportunity which will benefit so many in the surrounding area? It would seem that the developers have tried hard to cover many of the issues to which people object. As for traffic flow, it's not a supermarket with hundreds of cars every day, and peak traffic flows. I can see why so many people are keen to see this development take place. It has many advantages and very few hazards.