

<b>Application No:</b>	<b>21/02172/FUL</b>	Author:	Rebecca Andison
Date valid:	11 October 2021	☎:	0191 643 6321
Target decision date:	10 January 2022	Ward:	Tynemouth

Application type: full planning application

**Location: Park Hotel, Grand Parade, Tynemouth, Tyne And Wear, NE30 4JQ**

**Proposal: Two storey extension to provide 20 hotel bedrooms, a single storey Fish & Chip takeaway and ice cream parlour, hotel kitchen, internal plant room, toilets and core circulation space, extended and improved external terrace area, car parking and landscaping. External works to existing building including replacement of all windows and doors, removal of existing render and re-rendering, and repairing external boundary walls. Wall mounted CCTV cameras**

Applicant: The Inn Collection Group, C/O klr Planning Ltd Lugano Building 57 Melbourne Street Newcastle upon Tyne NE1 2JQ

Agent: KLR Planning Ltd, Karen Read Lugano Building 57 Melbourne Street Newcastle Upon Tyne NE1 2JQ

## **RECOMMENDATION:**

**The Committee is recommended to :**

- a) indicate that it is minded to grant this application subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any conditions considered necessary; and**
- b) authorise the Director of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following:**
  - Employment and Training: £10,000 towards employment initiatives within the borough**
  - Coastal mitigation: £6,682 towards the Coastal Mitigation Service**

## **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 development is acceptable;
- the impact on public health;
- the impact upon surrounding occupiers;

- the impact of the proposal on the character and appearance of the surrounding area;
- whether sufficient parking and access would be provided; and
- whether the impact on biodiversity is acceptable.

## 2.0 Description of the Site

2.1 The application relates to the Park Hotel, which is located at the junction of Beach Road and Grand Parade on Tynemouth seafront.

2.2 The hotel comprises the original 1930's building and a series of modern extensions. It is surrounded by car parks to the north and south, and a landscaped area to the east. The site backs onto the Metro line, beyond which are residential properties on Links Road and Rennington Close. To the north is Tynemouth Aquarium and to the south is Tynemouth Park.

2.3 Following the grant of planning permission part of the northern wing and central service areas of the hotel have been demolished. The demolished areas comprised later 1960s/1970s extensions, including function rooms and part of the kitchen and service areas.

2.4 The building is included on the Local Register and lies within Cullercoats Conservation Area.

## 3.0 Description of the proposed development

3.1 Planning permission is sought to construct a 2-storey extension to the hotel to contain 20no. bedrooms, a single storey fish and chip takeaway and ice cream parlour.

3.2 The proposed extension results in a net gain of 19 bedrooms (including manager's accommodation) due to changes to the room layout within the existing hotel building. The fish and chip would have a floor area of 102 sqm and the ice cream parlour an area of 35 sqm. Also proposed are new toilets, kitchen facilities and plant rooms. The proposed extension is located on the north side of the site in the location of the demolished northern wing.

3.3 Alterations to the existing building and grounds are also proposed. These works include replacement windows, landscaping, the extension and replacement of existing outside seating areas and the re-instatement of car parking spaces.

## 4.0 Relevant Planning History

4.1 There is a lengthy planning history for the site. The most recent applications are listed below.

21/01627/FUL - Demolition of part of the northern wing and central service areas to the hotel. The area to be removed is single storey and comprises later 1960s/1970s additions to the hotel which includes function rooms and the rear part of the kitchen and service areas  
Permitted 21.10.2021

11/01688/FUL - Construction of new cafe and hot food restaurant to front of existing hotel, including the construction of a new roof terrace  
Permitted 21.10.2011

11/01453/ADV - Proposed freestanding totem sign to offer new advertisement/identification of Park Hotel  
Permitted 05.09.2011

09/03240/FUL - Proposed single storey extensions to the northern elevation with replacement and new windows to the northern and eastern elevations, a new entrance to the northern elevation, replacement non illuminated signage to main elevations and re-painting of the entire building (Amended Description)  
Permitted 04.02.2010

### 5.0 Development Plan

5.1 North Tyneside Local Plan 2017

### 6.0 Government Policy

6.1 National Planning Policy Framework (July 2021)

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 development is acceptable;
- the impact on public health;
- the impact upon surrounding occupiers;
- the impact of the proposal on the character and appearance of the surrounding area;
- whether sufficient parking and access would be provided; and
- whether the impact on biodiversity is acceptable.

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.81) 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 Paragraph 86 of NPPF states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

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

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

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

8.8 Policy DM3.4 of the Local Plan states that proposals for main town centre uses on sites not within the town centres will be permitted where they meet the following criteria:

- a. In order of priority, there are no sequentially preferable sites in-centre, then edge of centre, and then existing out-of-centre development sites previously occupied by appropriate main town centre uses that are readily accessible to Metro stations or other transport connections to the town centres and then finally existing out-of-centre locations;

- b. The suitability, availability and viability of sites should be considered in the sequential assessment, with particular regard to the nature of the need that is to be addressed, edge-of-centre sites should be of a scale that is appropriate to the existing centre;
- c. There is flexibility in the business model and operational requirements in terms of format; and
- d. The potential sites are easily accessible and well connected to town centres

8.9 Policy AS8.16 states that North Tyneside's coastal area provides popular tourist attractions, facilities and accommodation that are of importance to the tourism industry for the region. Proposals for new or the extension of existing attractions, facilities and accommodation will be actively supported to maintain and enhance an attractive, vibrant and viable seafront offer where they are:

- a. Able to maintain the overall openness of the coastal area through their location and the incorporation of high quality design and materials in keeping with the character of the area; and
- b. Of an appropriate scale in-keeping with surrounding buildings; and
- c. Located where the impact from increased visitors can be accommodated:
  - i. By existing infrastructure capacity making best use of public transport provision and avoiding increased road congestion; and
  - ii. Without significant adverse harm upon the designated coastal environment sites and wider biodiversity.

8.10 The application site is located in an out of centre location and the proposal includes main town centre uses as defined by the NPPF. The existing hotel has been in operation since 1939 and the purpose of the proposal is to provide new guest accommodation and facilities linked to the existing business.

8.11 Given that the proposal would provide additional tourist accommodation and enhance the facilities offered by the hotel, it is considered that the proposal complies with Policy AS8.16. The proposed fish and chip shop and ice cream parlour are in keeping with other food and drink outlets located along the coast and would be linked to the main hotel use. They could not therefore be located in an alternative town centre location.

8.12 The applicant has advised that by bringing the hotel back into use the proposal is expected to result in the creation of 70no. full time jobs.

8.13 The proposal is in keeping with the established use of the site and the character of the area. It would secure economic development in accordance with the NPPF. The principle of the proposal is therefore considered to be acceptable subject to consideration of the issues set out below.

## 9.0 Public Health

9.1 The NPPF paragraph 92 explains the need for the planning system to perform a number of roles, including supporting healthy, inclusive and safe communities by, among other things, creating a high quality built environment that reflects the community's needs and supports its health, social and cultural well-being. It further states that the planning system should enable and support

healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of access to healthier food.

9.2 Planning Practice Guidance (PPG) states that the link between planning and health has long been established. The built and natural environment are major determinants of health and well being.

9.3 Local Plan Policy S1.2 'Spatial Strategy for Health and Well-being' 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 wellbeing of North Tyneside's residents.
- b. Requiring development to contribute to creating an age friendly, healthy and equitable living environment through:
  - i. Creating an inclusive built and natural environment.
  - ii. Promoting and facilitating active and healthy lifestyles, in particular walking and cycling.
  - iii. Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality.
  - iv. Providing good access for all to health and social care facilities.
  - v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities.
- c. Promoting allotments and gardens for exercise, recreation and for healthy locally produced food.
- d. Controlling the location of, and access to, unhealthy eating outlets.

9.4 It is clear that the link between planning and health has been set out in the NPPF and is integrated within the Local Plan, in particular policy DM3.7.

9.5 DM3.7 Hot Food Take-aways states "Proposals for A5 hot food take-aways will be permitted unless:

- a. It would result in a clustering of A5 uses to the detriment of the character, function, vitality and viability of the defined centres or it would have an adverse impact on the standard of amenity for existing and future occupants of adjacent land and buildings.
- b. There are two or more consecutive A5 uses in any one length of frontage. Where A5 uses already exist in any length of frontage, a gap of at least two non A5 use shall be required before a further A5 use will be permitted in the same length of frontage.

To promote healthier communities, the Council will:

- c. Prevent the development of A5 use within a 400m radius of entry points to all middle and secondary schools, as shown on the Policies Map.
- d. Prevent the development of A5 use in wards where there is more than 15% of the year 6 pupils or 10% of reception pupils classified as very overweight.
- e. Assess on an individual basis, the impact hot food take-aways have on the wellbeing of residents."

9.6 The site is in Tynemouth ward where 10.7% of the year 6 pupils and 7.3% of reception pupils are classified as very overweight and is over 400m from middle and secondary schools. It is not located adjacent to an existing hot food takeaway and it is not considered that the proposal would result in an

unacceptable clustering of such uses in the area. The proposal is therefore considered to comply with Policy DM3.7.

#### 10.0 Impact on surrounding occupiers

10.1 Paragraph 185 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.

10.2 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.

10.3 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.

10.4 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.

10.5 The western boundary of the site is located approximately 22m from the rear boundaries of residential properties on Links Road and is separated from them by the Metro line.

10.6 The proposal includes a 2-storey extension within the northwest part of the site to provide additional bedrooms, and a single storey takeaway and ice cream parlour attached to the north elevation of the existing building. A plant room and service yard are proposed at the rear of the building.

10.7 The Manager of Environmental Health has been consulted and provided comments. She raises concern regarding the potential for nearby residents to be affected by noise arising from the service yard and external plant. She notes that a noise assessment has been submitted to consider plant noise and that this provides a target noise emission limit. A condition is required to verify that the noise from the external plant complies with this limit.

10.8 It is proposed to extend the existing outside seating area. The proposed seating area is located on an existing grassed area which was previously used for external seating informally. There are no planning conditions to prevent this and no conditions to control the use of the main seating area. When taking into account the location of the proposed seating area in relation to residential properties and the lack of existing restrictions, it is not considered necessary to restrict the hours during which the proposed seating can be used. The Manager

of Environmental Health agrees and has confirmed that no complaints have been received regarding use of the existing external seating.

10.9 The Manager of Environmental Health recommends conditions including in respect of: delivery hours, external lighting, opening hours of the takeaway and ice cream parlour, construction hours, dust suppression measures and the means of odour control and ventilation for the takeaway.

10.10 Members need to consider whether the impact on existing occupiers would be acceptable. It is officer advice that the impact would be acceptable and in accordance with Policy DM5.19 subject to the conditions discussed above.

#### 11.0 Character and appearance

11.1 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.

11.2 Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (NPPF para. 134).

11.3 Par.193 of NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

11.4 Para.194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

11.5 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (NPPF para.195-196).

11.6 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.



11.7 Policy DM6.6 states that the alteration, extension or restoration of heritage assets, and development that affect their settings, will be permitted where it sustains, conserves and, where appropriate, enhances the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character; repair damaged features or reinstate missing features that contribute to the asset's significance; and remove additions or modifications that are considered harmful to the significance of the heritage asset. Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that outweigh the harm or loss to the historic environment and cannot be met in any other way.

11.8 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.

11.9 The Local Register of Buildings and Parks of Local Architectural and Historic Interest SPD states that proposals should respect the architectural quality, character and interest of the building and they will be determined on their ability to do so.

11.10 The site is a locally listed building situated within Cullercoats Conservation Area. The building is architecturally interesting as an example of 1930's seaside architecture and is identified by the Cullercoats Conservation Area Character Appraisal as being of landmark quality with high interest. The hotel has been subject to various extensions over the years, which have altered its character. This application follows the selective demolition of parts of the building which are not of significance.

11.11 A Design and Access statement and Heritage Assessment have been submitted in support of the application.

11.12 The proposed extension utilises the majority of the space created by the demolition of the northern wing. The accommodation is over two floors, and the height of the extension is below the main Art Deco part of the building. The layout of the extension reflects that of the southern wing of the hotel and includes a staggered northeast elevation to allow the guest bedrooms to be provided with views towards the sea. The takeaway and ice cream parlour are single storey and designed to appear subservient to the main building.

11.13 Flat roofs are proposed for both extensions. The takeaway includes a raised rendered parapet to screen plant on the roof of the building. The construction materials include white render to match the existing building, glass and steel balcony balustrades and aluminium window frames. The existing windows in the hotel, which comprise a mixture of timber and upvc, would be replaced with aluminium framed units.

11.14 There is an existing terrace on the east side of the hotel. The existing timber decking is in a poor condition and unsafe to use in wet conditions. It is

proposed to replace the decking with textured concrete paving and to form a new lower terrace. The existing terrace walls would be replaced, and a glass balustrade installed along the edge of the terrace.

11.15 The existing car parking areas are finished in black tarmac. These would be repaired or resurfaced as necessary. It is proposed to surface the new accesses and parking areas with tarmac to match the existing.

11.16 The Conservation and Urban Design Officer has provided comments. He supports the design, layout and height of the development which are considered to be of a sensitive scale and in keeping with the layout of the existing building. The takeaway and ice cream parlour, which are the most visible parts of the new extension, are considered to be well designed to reflect the art deco design of the original building. Concerns are raised in respect of the proposed turquoise colour of the new window frames. The applicant has since submitted further information regarding the colour to demonstrate that impact on the appearance of the building is acceptable. A condition is recommended requiring that a physical sample of the paint colour is submitted for approval.

11.17 Additional information has been submitted in response to the Conservation and Urban Design Officer comments regarding the roof level plant and the levels of the terraces. He has confirmed that the details provided are acceptable.

11.18 The applicant has also provided details of the external surfacing materials. The Conservation and Urban Design Officer has raised concern over the proposed use of tarmac within the parking area adjacent to Beach Road. He notes that this area is currently tarmac but considers that the quality of the materials should be improved to mitigate for the increased areas of hard surfaced seating areas. While it is acknowledged that additional hard surfacing is proposed in the form of an extended terrace, this area would be paved and there would be no increase in the area of tarmac used within the site. It is proposed to repair the existing tarmac and replace where necessary. Taking these factors into account, it is officer opinion that it would be unreasonable to require that the existing tarmac areas are resurfaced in an alternative material.

11.19 Details of the glass balustrade for the terrace have been provided. This comprises panels of glass attached to stainless steel posts and handrails. The balustrade is not frameless as recommended by the Conservation and Urban Design Officer. The applicant has stated that using frames eliminates the need for manifestation to be used on the glazing, also a more economic use of glass, is easier to maintain structurally and is economically more viable. Given that the balustrade details have not been agreed a condition is recommended to control the detailed design.

11.20 Further conditions are recommended in respect of the construction materials, signage and to control any fixed external seating.

11.21 Members need to determine whether the proposed development would be acceptable in terms of its impact on the character and appearance of the site and surrounding area. It is officer opinion that the impact would be acceptable and in accordance with Policy DM6.1 and DM6.6.

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

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

12.2 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.

12.3 Paragraph 111 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.

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

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

12.6 There are currently 4no. vehicle access points into the site. The parking area to the south of the hotel would be accessed using the existing entrances. The first entrance to the north would also be retained but would serve a reduced parking area. It is proposed to move the second northern access further west to reduce the potential for turning traffic to stray into the opposing carriageway, provide improved vision and reduce the potential for vehicles to back up onto Grand Parade. It is proposed to create a new gated access to the service yard from the northern access road for delivery vehicles.

12.7 The site currently contains 108no. parking spaces. However, the applicant has advised that 16no. of the spaces do not comply with current standards and are therefore un-usable. There is currently no cycle or motorcycle parking within the site. It is proposed to create 99no. parking spaces, including 7no. accessible bays. Parking for 7no. motorcycles and 52no. cycles would also be provided.

12.8 The hotel is located within walking distance (1100 metres) of Cullercoats and Tynemouth Metro stations and there are bus services on Grand Parade and Beach Road. There is also a large public car park to the north of the site.

12.9 The Highway Network Manager has reviewed the application, the accompanying Transport Statement, Travel Plan and Parking Management Plan, and provided comments. He states that the development provides adequate parking and access and notes that there is off street parking available and parking management measures in place in the surrounding area. He notes that while the hotel is currently closed the use has been established for many years.

12.10 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.

### 13.0 Landscaping and biodiversity

13.1 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.

13.2 Paragraph 174 of NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

13.3 Paragraph 180 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.

13.4 Local Plan Policy S5.4 states that the Borough's biodiversity and geodiversity resources will be protected, created, enhanced and managed having regard to their relative significance. Priority will be given to:

- a. The protection of both statutory and non-statutory designated sites within the Borough, as shown on the Policies Map;
- b. Achieving the objectives and targets set out in the UK Post-2010 Biodiversity Framework and Local Biodiversity Action Plan;
- c. Conserving, enhancing and managing a Borough-wide network of local sites and wildlife corridors, as shown on the Policies Map; and
- d. Protecting, enhancing and creating new wildlife links.

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

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

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

- d. The benefits of the development in that location clearly demonstrably outweigh any direct or indirect adverse impacts on the features of the site and the wider wildlife links; and,
- e. Applications are accompanied by the appropriate ecological surveys that are carried out to industry guidelines, where there is evidence to support the presence of protected and priority species or habitats planning to assess their

presence and, if present, the proposal must be sensitive to, and make provision for, their needs, in accordance with the relevant protecting legislation; and, f. For all adverse impacts of the development appropriate on site mitigation measures, reinstatement of features, or, as a last resort, off site compensation to enhance or create habitats must form part of the proposals. This must be accompanied by a management plan and monitoring schedule, as agreed by the Council.

Proposed development on land within or outside a SSSI likely to have an adverse effect on that site would only be permitted where the benefits of the development clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the SSSI national network.

13.6 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.

13.7 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.

13.8 The Coastal Mitigation SPD contains additional guidance and information on the mitigation expected from development within North Tyneside to prevent adverse impacts on the internationally protected coastline. Development can adversely affect the Northumbria Coast SPA /Ramsar through additional pressure from local residents and visitors. It is proposed to introduce a coastal wardening service as part of a wider Coastal Mitigation Service that will implement a range of targeted and coordinated physical projects to mitigate the impacts at the coast. The SPD sets out a recommended developer contribution towards this service that would contribute to the avoidance or mitigation of adverse impacts on internationally protected species and habitats.

13.9 The site is located approximately 50m from Tynemouth Longsands Site of Local Conservation Interest (SLCI) and Northumberland Shore SSSI, and just over 500m from the Northumbria Coast SPA. It also lies within a designated wildlife corridor.

13.10 A HRA Screening Report and SSSI Impact Assessment has been submitted in support of the application. The report concludes that the development would not have a significant effect on any protected sites during the construction phase. It advises that the proposal is likely to have an adverse impact during the operation phase as a result of recreational pressure on the coast and increased littering. To mitigate this impact the report recommends a financial contribution in accordance with the Coastal Mitigation SPD. It also recommends that information should be made available to guests on the

importance and sensitivity of adjacent coastal designations and species, and that suitable and sufficient on-site refuse bins should be provided.

13.11 A bat survey has been carried out to assess the impact of the proposals to demolish and rebuild sections of the hotel. The bat survey found no evidence of bats within the building, but activity surveys recorded moderate levels of activity along the western boundary of the site. The report sets out a series of mitigation measures including: the installation of a bat box on the retained section of the building prior to demolition commencing, that a Precautionary Method Statement should be followed, and that bat-friendly lighting should be used. The bat box has already been installed as part of the requirements for the demolition phase.

13.12 The existing soft landscaping consists of sloped grassed areas to the south and east of the hotel, a raised grassed area along the western boundary adjacent to the service yard and verges along the western railway line boundary that are overhung by trees located outside the site boundary. The site includes a number of planting beds and there is 1no. tree adjacent to the southern boundary. The tree has been assessed as category C.

13.13 It is proposed to remove the existing tree, as recommended by the submitted tree survey, and provide replacement tree planting along the western boundary of the site as mitigation. The Landscape Architect has advised that the removal of this tree is acceptable given that information has been submitted to justify its removal and replacement planting would be provided.

13.14 Car parking is proposed adjacent to the western boundary of the site within the root protection area of adjacent trees. An Arboricultural Method Statement has been submitted to demonstrate that the existing trees will be adequately protected. Information has also been submitted to demonstrate that the location of services, drainage and lighting would not cause damage to the tree roots.

13.15 An External Lighting Layout has been submitted. The Biodiversity Officer and Landscape Architect have confirmed that the lighting levels are generally acceptable for the types of bat species commuting and foraging in these areas (common pipistrelle) and in an area which is already subject to urban light levels.

13.16 A Planting Plan and Landscape Maintenance Strategy have been submitted. It is proposed to plant 7no. new trees adjacent to the western boundary, 3no. trees adjacent to the eastern boundary, new hedging and ornamental planting. The Landscape Architect and Biodiversity Officer have advised that the proposed landscaping scheme is acceptable. They raise no objections to the development subject to conditions and a contribution towards the Coastal mitigation Scheme to mitigate for the additional visitors associated with the hotel and the takeaway/icecream parlour. The applicant has agreed to the requested contribution of £6,682.

13.17 Natural England have advised that they have no objections to the development subject to appropriate mitigation being provided.

13.18 Subject to the imposition of the conditions recommended by the Landscape Architect and Biodiversity Officer and a financial contribution towards

the Coastal Mitigation Service, it is officer advice that the impact on trees and ecology is acceptable and in accordance with the NPPF and Policies DM5.5, DM5.6 and DM5.9 of the Local Plan.

#### 14.0 Other issues

##### 14.1 Contaminated Land

14.2 Paragraph 184 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.

14.3 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.

14.4 The site lies within the Contaminated Land Buffer Zone and a Coal Mining Development High Risk Area. The application is supported by a Phase I and II Geo-environmental Site Investigation.

14.5 The Manager of Environmental Health (Contaminated Land) has provided comments. She states that the submitted site investigation shows that the risk from potential ground gas is very low and that gas monitoring is not therefore required. However, the report identifies the potential for hydrocarbon vapours that could be mitigated by the installation of passive wall vents within the extension. It is therefore recommended that conditions are imposed in respect of a remediation statement and validation.

14.6 Subject to these conditions, it is officer advice that the proposal complies with policy DM5.18 of the Local Plan 2017.

##### 14.7 Flooding

14.8 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.

14.9 Policy DM5.12 of the Local Plan states that all major developments 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 flood risk from all sources, taking into account the impact of climate change over its lifetime.

14.10 Policy DM5.14 states that applicants will be required to show, with evidence, they comply with the Defra technical standards for sustainable drainage systems (unless otherwise updated and/or superseded). On brownfield sites, surface water run off rates post development should be limited to a maximum of 50% of the flows discharged immediately prior to the development where appropriate and achievable. For greenfield sites, surface water run off post development must meet or exceed the infiltration capacity or the greenfield prior to development incorporating an allowance for climate change.

14.11 The application site is located within Flood Zone 1 and is at low risk of surface water flooding. There would not be any significant increase in hard surfacing within the site as a result of the proposed development.

14.13 Northumbrian Water have been consulted and state that they have no comments to make. The Local Lead Flood Authority has no objections to the proposals as it will not lead to an increased flood risk to the development or the surrounding area.

14.14 Members need to consider whether the proposed development is acceptable in terms of flood risk. It is the view of officers, that the proposed development accords with the relevant national and local planning policies.

#### 14.15 S106 Contributions

14.16 Paragraph 55 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.

14.17 Paragraph 57 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.

14.18 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.

14.19 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.

14.20 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.

14.21 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.

14.24 The following contributions have been requested by service areas and agreed with the applicant:

- A financial contribution of £10,000 towards employment initiatives within the borough
- £6,682 towards the Coastal Mitigation Service.

14.23 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. It is therefore considered to comply with the CIL Regulations.

14.24 A CIL payment will be required for this development.

#### 14.25 Local Financial Considerations

14.26 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).

14.27 The proposal would result in the creation of jobs during the construction phase and within the hotel once the development is complete.

#### 15.0 Conclusions

15.1 The proposal would provide additional tourist facilities and visitor accommodation at the coast in accordance with the aims of Policy AS8.16. It would also create jobs and secure economic development in accordance with the NPPF. The proposed town centre uses could not reasonably be located within a town centre location given their link to the existing hotel and the coastal tourist industry. In officer opinion the principle of development is acceptable.

15.2 It is officer advice that the proposed development is also acceptable in terms of its impact on nearby residents, heritage assets, biodiversity and the highway network.

15.3 The development is considered to comply with relevant national and Local Plan policies and is therefore recommended for conditional approval subject a S106 agreement.

## **RECOMMENDATION:**

**The Committee is recommended to :**

- a) indicate that it is minded to grant this application subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any conditions considered necessary; and**
- b) authorise the Director of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following:**

**Employment and Training: £10,000 towards employment initiatives within the borough**

**Coastal mitigation: £6,682 towards the Coastal Mitigation Service**

## **Conditions/Reasons**

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

- Application form
- Site location plan (00)00 Rev.B
- Proposed site plan 0010 Rev.H
- Proposed ground floor plan I023A-GSS-XX-00-DR-A-0011 Rev.H
- Proposed first floor plan (00)12 Rev.C
- Proposed second floor plan (00)13 Rev.C
- Proposed roof plan (00)14 Rev.E
- Enlarged roof plan (00)21 Rev.B
- Enlarged second floor plan (00)20 Rev.B
- Enlarged first floor plan (00)19 Rev.B
- Enlarged ground floor plan (00)18 Rev.B
- Proposed elevations 0016 Rev.G
- Proposed site sections (00)15 Rev.C
- Proposed 3D view (00)22 Rev.B
- Proposed room quantum I023A-GSS-XX-ZZ-DR-A-0017 Rev.E
- Proposed boundary treatment 9005 Rev.A
- Existing and proposed external levels I023A-GSS-XX-00-DR-A-9004
- Proposed fish and chip shop unit I023A-GSS-XX-00-DR-A-9007 Rev.A
- Marshalls paving specification Myriad 200x100x80 and Myriad 600x200x80
- Marshalls Conservation X Kerb 145x255 Step Tread 2 Strip and 145x145 Conservation X kerb centre stone
- Quantum EV data sheet
- Broxap Manchester MU MkII cycle compound
- Broxamp Sheffield horizontal cycle lockers
- Drainage layout 21021-MRP-XX-00-DR-D-3200 Rev.P1
- Mechanical engineering services proposed external services layout 1436-M-001 Issue T01

- Mechanical engineering services proposed incoming services layout  
1436-E-001 Issue T01  
- Electrical engineering services proposed external services layout 1436-E-002 Issue T02  
- Landscape general arrangement POE\_249\_001 Rev.C  
- Planting plan POE\_249\_002 Rev.B  
- Landscape Maintenance Strategy December 2021 (01.Rev A)  
- Proposed external works 9001 Rev.E  
Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 \*

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

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

4. The Parking Management Plan shall be implemented in accordance with the agreed details and retained thereafter.

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

5. The scheme for the provision of Electric Vehicles (EV) charging points shall be laid out in accordance with the approved plans and thereafter retained.

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

6. The scheme for the provision of taxi and private hire servicing shall be laid out in accordance with the approved plans and thereafter retained.

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

7. The scheme for the provision of and storage of refuse and recycling shall be laid out in accordance with the approved plans and prior to the occupation of the development. These storage areas shall be thereafter retained and shall not be used for any other purpose.

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

8. No part of the development shall be occupied until a servicing and refuse management strategy for the site has been submitted to and agreed in writing by the Local planning Authority. The servicing and management plan shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and to ensure that local wildlife populations are protected, having regard to the NPPF and Policies DM7.4 and DM5.5 of the North Tyneside Local Plan 2017.

9. The scheme for the provision of undercover cycle storage shall be laid out in accordance with the approved plans and thereafter retained.

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

10. The Travel Plan shall be implemented in accordance with the agreed details and retained thereafter.

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

11. The submitted Construction Logistics Management Plan (Jan 2022 Rev.A), Planning Condition document and Tender Site Layout and Traffic Management Plan shall be implemented and complied with during and for the life of the works associated with the development. Cabins, storage of plant and materials and parking must not be located within the RPA of the retained trees

Reason: 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.

12. The scheme for refuse vehicles to turn shall be laid out in accordance with the approved plans. These turning areas shall not be used for any other purpose and shall be retained thereafter.

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

13. Prior to the installation of any external plant and equipment a noise scheme must be submitted to and agreed in writing by the Local Planning Authority. The scheme must be carried out in accordance with BS4142 to ensure that the rating level from all external plant and equipment at the boundary of the nearest residential premises on Links Road and Rennington Close does not exceed the background noise level of 46dB LA90 during daytime (0700-2300hrs) and 43 dB LA90 at night (2300-0700hrs). Thereafter the plant shall be installed and maintained in accordance with the agreed 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.

14. Within 1 month of the external plant and equipment being installed, acoustic testing must be undertaken to verify compliance with condition 13 and the results submitted to and agreed in writing by the Local Planning Authority.

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.

15. No deliveries and collections to the service yard for the hotel shall take place outside the hours of 07:00 to 23:00.

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.

16. The fish and chip takeaway and ice cream parlour shall not open for business outside the hours of 10:00 to 21:00.

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.

17. Noise No Tannoys Externally Audible                      NOI002    \*

18. Restrict Hours No Construction Sun BH                      HOU00    \*  
4

19. The external lighting shall be installed in accordance with the details shown on drawing no. 1436-E-002 T02.

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.

20. Notwithstanding condition 1, prior to the construction above damp proof course level details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the fish and chip takeaway shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

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

21. Prior to the construction above damp proof course level 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: 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.

22. Details of any refrigeration plant to be installed in connection with the fish and chip takeaway must be submitted to and approved in writing by the Local Planning Authority prior to installation. The plant shall thereafter only be installed in accordance with the approved details and permanently retained as such.

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.

23. Prior to the construction above damp proof course level details of an odour suppression system for the arrestment of cooking odours generated by the fish

and chip takeaway must be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the maintenance details provided by the manufacturer. The scheme shall thereafter be implemented before the development or use commences in accordance with the approved details and permanently retained and maintained in accordance with the details provided by the manufacturer.

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.

24. Prior to the commencement of the development a detailed Remediation Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The remediation method must include phase 1 and 2 reports in accordance with BS10175 risk assessment pre and post remediation scheme. The method statement must specify remediation for each identified contaminants giving installation or construction methods required to break pathway, or specifying disposal; or in situ treatment as deemed appropriate, the handling and disposal of contaminants to prevent spread of contaminants and the critical control checks required to ensure remediation areas, handling and deposition areas and installation drawings of gas protection scheme must be included.

The design of the remediation strategy should consider the results from the previous two phases of investigation and consider the proposed use/layout of the development.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protections Act 1990 in relation to the intended use of the land after remediation. An options appraisal will only be acceptable upon the inclusion of the recommended preferred option.

The Remediation Method Statement should be written in accordance with the current government guidelines including but not exclusive of those including in the BS10175 2011+A1 2013, BS 5930 2015 +A12020, Development on Land Affected by Contamination YALPAG Version 11.2 - June 2020, Land Contamination Risk Management.

Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken into account having regard to policy DM5.18 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

25. Prior to the first occupation of the development hereby permitted, a Remediation Validation report for the site must be submitted to and approved in writing by the Local Planning Authority. A Validation report (sometimes referred to as a Verification report) is used to demonstrate remediation completed in accordance with submitted and approved remediation report.

This report must contain the following:

- A summary of site investigation and remediation works undertaken with accompanying site layout identifying source / treatment areas;
- Confirmation of Required Concentration of Reduction Targets, and/or Cover and Break Screens;
- Post Remediation Interpretative report of Sampling to demonstrate compliance with quantitative goals.
- An explanation / discussion of any anomalous results, or failure to meet agreed target values, alongside additional work proposed and actioned;
- Demonstrate via photographic and documentation evidence of remedial measures;
- Post-remediation contaminated land risk assessment profile;
- Cross sectional diagrams for the site and detailed plans of the site.
- Proof of the installation of passive wall vents.

The Remediation Validation report should be written in accordance with the current government guidelines including but not exclusive of those including in the BS10175 2011+A1 2013, BS 5930 2015 +A12020, Verification Requirements for Cover Systems YALPAG Version 3.4 - November 2017, Land Contamination Risk Management - Environment Agency.

Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken into account having regard to policy DM5.18 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

26. Unexpected Hotspots

CON00 \*

7

27. Proof of the installation of passive wall vents must be submitted as part of the validation report required by condition 25. If they are not installed, then the following applies:

Details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method

of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy DM5.18 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

28. The development shall be carried out in complete accordance with the submitted Tree survey and Method Statement (January 2022)

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

29. All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement required by condition 267, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'



Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

30. Services, drainage and lighting that require excavations shall be installed in accordance with the submitted Tree Protection Plan with Construction exclusion Zones (18/02/2022), Electrical engineering services proposed incoming services layout 1436-E-001 Issue T01, Electrical engineering services proposed external services layout 1436-E-002 Issue T02, Drainage layout 21021-MRP-XX-00-DR-D-3200 Rev.P1 and Mechanical engineering services proposed external services layout 1436-M-001 Issue T01.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

31. All 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, and details of the pruning must be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

32. The landscaping scheme shall be implemented and maintained in accordance with the submitted Landscape Maintenance Strategy (December 2021 01.Rev A)), Landscape General Arrangement (POE\_249\_001 Rev.C) and Planting Plan (POE\_249\_002 Rev.B). Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

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

33. All mitigation measures outlined in Section 7 of the Bat Survey Report (EcoNorth October 2021) relating to the construction phase of the development shall be undertaken in accordance with the Report.

Reason: 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.

34. 2no. house martin nesting features and 1no. swift box shall be provided in suitable locations on the buildings. Details of bird box specification and locations must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing. The bird boxes shall be installed in accordance with the agreed details.

Reason: 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.

35. A Precautionary Bat Method Statement written by a Suitably Qualified Ecologist (SQE) must be submitted to and approved in writing by the Local

Planning Authority prior to commencement of development. Thereafter the development must be carried out in accordance with the approved details.

Reason: 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.

36. 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. In the event any active bird nests are identified, the Suitably Qualified Ecologist (SQE) must implement a buffer zone around the feature into which no works will progress until the SQE confirms that the nest is no longer active / the chicks have fledged.

Reason: 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.

37. External Lighting must be designed accordance with the BCT & Institute of Lighting Professionals (ILP) Guidance Note 08/18 "Bats & Artificial Lighting in the UK" to provide bat-friendly external lighting during the construction and operational phases of the development to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats.

Reason: 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.

39. No works shall be undertaken between sunset and sunrise.

Reason: To minimise the risk of nocturnal species such as bats being adversely affected and 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.

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

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

41. Information must be made available to guests within main reception areas of the hotel on the importance and sensitivity of adjacent coastal designations and species. Details of this information must be submitted to and approved in writing by the Local Planning Authority prior to the hotel opening for use and thereafter the information must be provided in accordance with the agreed details.

Reason: To safeguard local wildlife populations and protected habitats, having regard to the NPPF and Policy DM5.5 and DM5.6 of the North Tyneside Local Plan.

42. No development shall take place until those contractors involved in the works have been inducted by / received a toolbox talk from a Suitably Qualified Ecologist (SQE).

Reason: 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.

43. In the event that works do not commence within 12 months of the date of the most recent bat activity survey (July 2021 - EcoNorth Bat Survey) an updated ground walkover survey to determine that the structure's condition has not significantly changed must be submitted to and approved in writing by the Local Planning Authority prior to development commencing. If works do not commence within 24 months from the date of the survey, or the structure's condition has significantly changed, updating activity surveys will be required to inform the assessment and inform a Natural England license application, in the event any bat roosts are recorded at that time.

Reason: 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.

44. Notwithstanding any indication of materials which may have been given in the application, no development shall take place above damp proof course level until a schedule and/or samples of the construction and surfacing materials and finishes for the development has been submitted to and approved in writing by the Local Planning Authority. All new or replacement rainwater goods should be cast iron. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 and DM6.6 of the North Tyneside Council Local Plan 2017.

45. The detailed design of the glass balustrades should be submitted and approved in writing by the Local Planning Authority prior to installation. Thereafter the development must be carried out in accordance with the agreed details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 and DM6.6 of the North Tyneside Council Local Plan 2017.

46. Prior to construction above damp proof course level a sample of the paint colour to be used for the window frames (RAL 6034) must be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the agreed details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 and DM6.6 of the North Tyneside Council Local Plan 2017.

47. The design and location of any fixed external seating must be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter the development must be carried out in accordance with the agreed details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 and DM6.6 of the North Tyneside Council 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)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Contact ERH Works to Footway (I08)

Highway Inspection before dvlpt (I46)

The applicant is advised that they should contact the Streetworks Team if access to this highway is to be restricted during the works in order to apply for a temporary highway closure. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.



**Application reference: 21/02172/FUL**

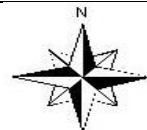
**Location: Park Hotel, Grand Parade, Tynemouth, Tyne And Wear**

**Proposal: Two storey extension to provide 20 hotel bedrooms, a single storey Fish & Chip takeaway and ice cream parlour, hotel kitchen, internal plant room, toilets and core circulation space, extended and improved external terrace area, car parking and landscaping. External works to existing building including replacement of all windows and doors, removal of existing render and re-rendering, and repairing external boundary walls. Wall mounted CCTV cameras**

Not to scale

Date: 03.02.2022

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**Appendix 1 – 21/02172/FUL  
Item 5**

**Consultations/representations**

1.0 Internal Consultees

1.1 Highway Network Manager

1.2 This application is for a two-storey extension to provide 20 hotel bedrooms, a single storey fish & chip takeaway & ice cream parlour, hotel kitchen, internal plant room, toilets & core circulation space, extended & improved external terrace area, car parking & landscaping, external works to existing building including replacement of all windows & doors, removal of existing render & re-rendering, repairing external boundary walls and wall-mounted CCTV cameras.

1.3 As part of the application, a Transport Statement (TS), Travel Plan (TP) and Parking Management Plan were included. Access remains unchanged, on-site parking is improved, cycle parking will be provided, and the site has good links with public transport. There are also parking management measures in place in the vicinity of the site, including off-street parking in the area.

1.4 Although currently closed, the site has been established for decades and the proposals enhance existing facility. Conditional approval is recommended.

1.5 Recommendation - Conditional Approval.

1.6 Conditions:

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

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

Notwithstanding the details submitted, the scheme for the provision of Electric Vehicles (EV) charging points shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

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

Notwithstanding the details submitted, the scheme for the provision of taxi & private hire servicing shall be laid out in accordance with the approved plans. This scheme shall not be used for any other purpose and retained thereafter.

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

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

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

Notwithstanding the details submitted, the Parking Management Plan shall be implemented in accordance with the agreed details and retained thereafter.  
Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the scheme for refuse vehicles to turn shall be laid out in accordance with the approved plans. These turning areas shall not be used for any other purpose and retained thereafter.  
Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the scheme for the provision of and storage of refuse, recycling & garden waste bins shall be laid out in accordance with the approved plans and prior to the occupation of each dwelling. These storage areas shall not be used for any other purpose and retained thereafter.  
Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the Travel Plan shall be implemented in accordance with the agreed details and retained thereafter.  
Reason: To accord with Central Government and Council Policy concerning sustainable transport having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

Notwithstanding the details submitted, the Construction Management Plan shall be implemented in accordance with the agreed details and retained for the entire duration of construction.  
Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

#### 1.7 Informatives:

The applicant is advised that no part of the gates or garage doors may project over the highway at any time. Contact [New.Developments@northtyneside.gov.uk](mailto:New.Developments@northtyneside.gov.uk) for further information.

The applicant is advised that it is an offence to obstruct the public highway (footway or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Local Highway Authority. Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a hazard to those who are disabled, either by lack of mobility or impaired vision. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

The applicant is advised that a license must be obtained from the Highways Authority for any scaffold placed on the footway, carriageway verge or other land forming part of the highway. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

The applicant is advised that they should contact Highway Maintenance to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. Contact [Highways@northtyneside.gov.uk](mailto:Highways@northtyneside.gov.uk) for further information.

The applicant is advised that they should contact the Streetworks Team if access to this highway is to be restricted during the works in order to apply for a temporary highway closure. Contact [Streetworks@northtyneside.gov.uk](mailto:Streetworks@northtyneside.gov.uk) for further information.

#### 1.8 Manager of Environmental Health (Pollution)

1.9 The Park Hotel is located in an area with residential properties to the rear of the site in Links Road and Rennington Close. I would have concerns regarding potential noise arising from the service area to the rear of the hotel and any external plant installed as part of the development. It will be necessary to place conditions to ensure a noise scheme is incorporated to ensure noise from deliveries is restricted to daytime hours.

1.10 A noise assessment has been provided that considers external noise from plant and equipment and provides a target noise emission limit. A condition will be required to verify that the noise from external plant complies with this limit. With regard to the external terrace areas a condition to restrict their use to no later than 9pm is recommended.

1.11 I have viewed the lighting assessment which has considered the lighting levels at the nearest sensitive receptor. The isolux plan shows that the lighting levels will comply with the institute of Lighting Engineers guidance for the reduction of obtrusive light, a condition is recommended to ensure that the lighting is installed in accordance to the layout plan and that the lighting levels as details on the plan are met.

1.12 If planning consent is to be given I would recommend the following conditions:

For external plant and equipment a noise scheme must be submitted in accordance with BS4142 to ensure that the rating level from all external plant and equipment at the boundary of the nearest residential premises Links Road and Rennington Close does not exceed the background noise level of 46dB LA90 during daytime (0700-2300hrs) and 43 dB LA90 at night (2300-0700hrs). 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.

Deliveries and collections to the service yard for the hotel shall be restricted to 07:00 hours and 23:00 hours.

Submit for approval in writing to the local Planning Authority a noise scheme for the hotel external seating areas or other smoking areas to minimise external noise late at night, and thereafter implemented. External seating areas to be



restricted for use to between 08:00-21:00 hours. (*Officer note: Subsequently confirmed this condition is not required*)

HOU03 for the fish and chip takeaway and ice cream parlour to the hours specified on the application.

NOI02

HOU04

SIT03

LIG01 - to comply with layout plan drawing no. 1436-SINE-XX-EX-DR-E-1000

Odour Abatement Controls for Fish and Chip Takeaway:

EPL01

EPL02

EPL03

EPL04

The applicant shall maintain the odour suppression system as approved in accordance with the details provided by the manufacturer and submitted by the applicant for the purposes of demonstrating compliance with Standard Condition EPL04.

For Hotel Bedrooms:

Submit and implement on approval of the local Planning Authority a noise scheme providing details of the window glazing and ventilation details to be provided to habitable hotel bedrooms to ensure bedrooms meet the good internal equivalent standard of 30 dB(A) at night and prevent the exceedance of Lmax of 45 dB(A) as described in BS8233.

*(Officer note: Subsequently confirmed this condition is not required)*

### 1.13 Additional comments

1.14 The recommended condition for the hotel bedroom glazing was for the benefit of the customers staying at the hotel so that they had the same standards as residential bedrooms, given that BS8233 paragraph 7.7.5.1.1 states "the recommendations for ambient noise in hotel bedrooms are similar to those for living accommodation", so to achieve a level of 30 dB LAeq for the bedrooms, the same as that for residential bedrooms, for the night time would not be unreasonable. I note that the applicant will be installing double glazed units that are replacing single glazed, so agreeable to the condition being removed if the applicant is to provide that level of glazing.

1.15 Agree that it is not considered necessary to control the use of the outside seating area given that there are no restrictions on the exiting seating area, that no complaints have been received regarding the use of this area and the separation from residential properties.

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

1.17 This application is for a two storey extension to provide 20 hotel bedrooms, a single storey Fish & Chip takeaway and ice cream parlour, hotel kitchen, internal plant room, toilets and core circulation space, extended and improved external terrace area, car parking and landscaping. External works to existing building including replacement of all windows and doors, removal of existing

render and re-rendering, and repairing external boundary walls. Wall mounted CCTV cameras.

1.18 I have read the phase 2 report and note it states the following:

Using Figure 6, BS8576 and the information provided with RB17 it is concluded the risk from potential ground gas is very low and therefore gas monitoring is considered not to be necessary for this site. If precautionary measures were considered to be necessary, it would be recommended to include passive wall venting within the proposed building to negate any residual (low/very low) risk and prevent the creation of preferential pathways into the existing building.

1.19 Any inclusion of a gas membrane within the extension could cause a preferential pathway to the existing building on the site.

1.20 A potential underground storage tank was noted on the west of the site. No other information is included in the report - what was the UST used for storing, if petroleum derived material is it leaking and if this the source of the elevated TPH's?

1.21 It is understood that the areas in which WS01 and WS04 were undertaken, where TPH exceedances were recorded, are underneath proposed building footprints and as such this will be removed from site as part of ground preparation works. In addition, any residual localised vapour risk posed are considered to be mitigated by the installation of passive wall vents proposed as part of gas protection measures within the extension.

1.22 Due to the finding of the Phase 2 report a remediation statement and validation is required to be submitted.

1.23 I agree that the site is at low risk from ground gas, an investigation at the blue reef aquarium showed no elevated ground gases. However, the report has identified the potential for hydrocarbon vapours that could be mitigated by the installation of passive wall vents proposed as part of gas protection measures within the extension. The following must be included:

Con 005

Con 006

Con 007

Proof of the installation of passive wall vents must be submitted as part of the validation report. If they are not installed, then gas 006 must be applied such that proof is shown that the site is not at risk from hydrocarbon vapours. Proof of the installation of passive wall vents must be submitted as part of the validation report. If they are not installed, then gas 006 must be applied such that proof is shown that the site is not at risk from hydrocarbon vapours.

1.24 Landscape Architect and Biodiversity Officer

1.25 Introduction

1.26 The above application is located on the site of an existing hotel at Tynemouth on land adjacent to the roundabout at the junction of Beach Road

and Grand Parade. Tynemouth Aquarium lies to the north and Tynemouth Park and boating Lake to the south with the Metro line and housing to the west and Tynemouth Longsands to the east separated from the site by Grand Parade.

1.27 The proposal is for a two-storey extension to provide 20 hotel bedrooms, a single storey fish & chip takeaway and ice cream parlour, hotel kitchen, internal plant room, toilets and core circulation space, extended and improved external terrace area, car parking and landscaping. External works to existing building including replacement of all windows and doors, removal of existing render and re-rendering, and repairing external boundary walls.

1.28 The site is located off Grand Parade with Tynemouth Longsands SLCI (Site of Local Conservation Interest) and Northumberland Shore SSSI approximately 50m east of the site and the Northumbria Coast SPA just over 500m to the north east and south east of the site. The site also lies within a designated wildlife corridor as shown on the Local Plan Policies Map (2017).

#### 1.29 HRA/SSSI Assessment:

1.30 A 'HRA Screening Report and SSSI Impact Assessment' has been submitted to support the application to assess the potential impacts of the scheme on adjacent coastal designated sites.

1.31 Following a review of all the relevant qualifying species the Report concludes that the proposal will not have 'Likely Significant Effects' on any of the Natura 2000 sites set out within the report at the construction stage. However, the assessment acknowledges that the proposal may result in Likely Significant Effects as a result of both recreational pressure and littering associated with the takeaway fish and chip restaurant and ice cream parlour. The Report also concludes that the proposal will not have a significant impact on any part of the Northumberland Shore SSSI or its qualifying species.

1.32 The scheme has also been assessed in combination with other plans and projects. The proposed works within this application are short term temporary operations. The timing of the construction operation is considered likely to overlap with at least part of the overwintering period critical for many of the SPA qualifying species. A range of further minor building renovation applications were live on North Tyneside Councils website planning portal, however, they were all typically set back from the coast further than the application site and so are considered unlikely to interact with the application considered in this document to result in an in-combination effect. The full application for hotel renovation will follow the demolition sequentially and so will not result in an in-combination effects.

1.33 In relation to operational effects, the project has the potential to impact on the relevant designations in combination with other plans or projects which result in a net increase in either residential or tourist accommodation. The North Tyneside Coastal Mitigation Strategy has however assessed likely increases in recreational pressure from such sources and identified measures and resources required to mitigate potential recreational disturbance effects.

1.34 The Report states that working in accordance with North Tyneside Council's Coastal Mitigation Strategy will, in accordance with the overall strategy, mitigate the potential effects of recreational disturbance to a level where the proposal does not result in an adverse effect on site integrity (AESI). As a result, it is recommended that a financial contribution is agreed with the applicant in accordance with the SPD to mitigate the recreational impacts of the scheme.

1.35 The HRA Report also recommends that to further limit the potential effect of recreational disturbance given the prominence of the Park Hotel, information should be made available to guests within main reception areas of the hotel on the importance and sensitivity of adjacent coastal designations and species. Littering impacts should also be addressed through the provision of suitable and sufficient on-site refuse bin provision and avoiding the use of materials which are persistent in the environment such as single use plastics.

#### 1.36 Bat Survey:

1.37 A Bat Survey has been submitted undertaken by Econorth which comprised of a preliminary bat roost assessment of the building in April 2021, followed by bat activity surveys in June and July 2021. This was to assess the impact on bats from proposals to demolish and rebuild sections of the hotel and renovate the remainder of the building in order to create 20 new hotel rooms, a fish and chip takeaway, ice cream parlour, extended and improved external terrace, landscaping and car parking area.

1.38 The building was assessed as having moderate bat roost potential, therefore, two nocturnal bat activity surveys were required. These surveys comprised dusk emergence and dawn re-entry surveys and were carried out in June and July 2021. Although gaps were present and potential for crevice dwelling bats was identified and there were several access points and potential for a maternity roost to be using the feature, no evidence of bats was recorded. The inspection also considered there to be no hibernation potential within the building. The surveys found no evidence of bat roosts present within the building.

1.39 Based on the proposals the Report states that the development will have the following impacts upon bats if an appropriate mitigation strategy is not implemented:

- Disturbance to foraging and commuting behaviour of local populations of common pipistrelles if the habitat management and lighting regime is not considerate of wildlife.
- Low, residual risk of the harm or disturbance of any bats present within the structure at the time of works.
- The disturbance of foraging or commuting bats during the demolition / construction works or following the completion of works as a result of increased lighting levels on site.

1.40 A number of mitigation measures have been recommended within Section 7 of the Bat Report to address the above issues including demolition works being undertaken to a precautionary method statement, provision of bat friendly lighting, a landscape scheme that benefits wildlife and protection of trees along the western boundary. The mitigation measures set out in Section 7 will, therefore, need to be conditioned as part of the application approval.

#### 1.41 Trees

1.42 The existing soft landscaping consists of sloped grassed areas to the south and east of the hotel, a raised grassed area along the western boundary adjacent to the service yard and verges along the western railway line boundary that are overhung by trees located outside the site boundary. The trees are separated from the application site by a high metal palisade fence and are the responsibility of Nexus. The hotel site includes a number of planting beds and there is one tree to the southern boundary of the application site which is being retained which is protected by virtue of its location within a conservation area. Local Plan policy DM 5.9 also applies (Trees, woodland and hedgerows).

1.43 No information in relation to the existing trees on or overhanging the site has been provided but the 'Landscape General Arrangement plan' shows all existing planting areas on site are being retained. The existing areas of soft landscaped areas will not be directly affected by the construction works and it is the intention not to use the areas under existing tree canopies on the western boundary for the storage of materials or machinery (Section 5.1 of the Design and Access Statement). However, it is proposed to construct a new car parking area along the western boundary edge which will be located within the root protection areas of the existing trees, which will involve drainage and lighting. A lighting strategy plan has been submitted but no detail as to how these works will be undertaken without affecting the trees has been provided although the Landscape General Arrangement plan' has a note confirming that 'all trees along boundary to be protected in full accordance with BS5837 Trees in Relation to Design, Demolition and Construction: Recommendations 2012'. Details will need to be submitted, on condition, as part of an arboricultural method statement.

#### 1.44 Landscape Plan

1.45 The D&A Statement states that a landscaping scheme will be provided that incorporates native trees and shrubs of value to wildlife to enhance the wildlife corridor and mitigate for any impacts associated with the scheme. It states that this will result in an improvement of the ecological value of the site and will take account of habitats and ecosystem characteristics within the surrounding area. As a result, a 'Landscape General Arrangement Plan' (DWG No: POE\_249\_001 REV A) has been submitted. The plan shows a small area of native woodland edge habitat to be created next to existing planting along the metroline, adjacent to the proposed turning head to the west of the building. This area also includes some native trees indicated as 'advanced nursery stock'. The southern, eastern and northern sections of landscaping indicated between the buildings and car parks and to the front of the site are all composed of ornamental shrub and hedge (beech hedge) and perennial planting.

1.46 The site falls within a wildlife corridor as defined by the local plan where development proposals are required to protect and enhance the quality and connectivity of the corridor by incorporating existing links into the design plans. The proposed landscape is considered to enhance the wildlife corridor and will mitigate for impacts associated with the scheme. This will lead to an improvement of the visual amenity and the ecological value of the site. A fully detailed landscape plan can be submitted on condition of any approval.

#### 1.47 Lighting:

1.48 The D&A Statement indicates that the building will typically be occupied continuously throughout the year, therefore, during winter months illumination of the site and its surroundings will be necessary for safe access and egress from the building for staff and visitors. External low energy LED strip lighting and illuminated signage will be required to highlight the entrances and car park lighting will be designed to minimise impacts to bats along the railway line.

1.49 The 'Proposed External Lighting Layout' (DWG 1436-SINE-XX-EX-DR-E-1000) indicates that the majority of the western boundary (adjacent to the broadleaf trees along the metro line) will be subjected to relatively low lux light spill levels beyond the rear car park, although there are a couple of locations where the lux levels are higher. The lighting columns to the western boundary will be reduced in height and an external back light shield will be provided. The lighting will also dim down to 30% output and increase when there is a presence. The immediate area adjacent to the rear car park (along the western boundary) appears to have an average lux level of between 1-3 lux and beyond this the lux levels fall to zero. These levels are generally acceptable for the types of bat species commuting and foraging in these areas (common pipistrelle) and in an area which is already subject to urban light levels.

#### 1.50 Proposed Signage Details:

1.51 The 'Proposed Signage Details drawing (DWG: (90)02 Rev A) indicates the location of 5no. 'wayfinding' signs and 2no. 'Totem' signs. The location of these signs is not considered to have the potential to adversely impact ecology or the wildlife corridor.

#### 1.52 Conditions :

- 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
- Prior to any ground being broken on site and in connection with the development hereby approved (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 detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' is to be submitted to and approved in writing by the Local Planning Authority. This is to include details of tree protection fencing, special construction techniques for the installation of any drainage, lighting and car parking. No development or other operations shall take place except in complete accordance with a tree protection scheme and Arboricultural Method Statement.

- All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'
- No development or other operations shall commence on site until detailed plan showing the location of services, drainage on site and off site and lighting that require excavations, which provides for the long term protection of the existing trees on the site and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The layout shall demonstrate that any trenches will not cause damage to the root systems of the trees or the design altered to ensure any excavations are located outside the RPA's. Thereafter the services and drainage layout shall be implemented in accordance with the approved details unless approved in writing by the Local Planning Authority. Any excavations within the RPA (for example kerb edging, excavations) are not acceptable unless approved by the LPA prior to any works being undertaken and are to be undertaken by hand or suitable method such as an air spade.
- All 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, details of which are to be submitted for approval.
- The contractors 'Construction Environmental Management Plan'(CEMP) 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 prior to development commencing on site and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials and parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan /AMS and maintained for the duration of the works.
- Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include a fully detailed specification including proposed timing of all new tree and shrub planting, ground preparation and full details of the species and sizes for all new plant species. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species. A schedule of landscape maintenance for a period of ten years including details of the arrangements for its implementation will also submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.
- All mitigation measures outlined in Section 7 of the Bat Survey Report (EcoNorth October 2021) will be undertaken in accordance with the Report.

- 1No. Beaumaris Woodstone Bat Box will be installed as per manufacturers instruction on the retained section of the building. The box will be installed on a southerly aspect prior to demolition in order to provide alternative roosting options. Details of the location and specification of the bat box will be submitted on a plan to the LPA for approval, prior to works commencing on site.
- 3no. house martin nesting features will be provided on the Park Hotel building in suitable locations. Details of bird box specification and locations must be submitted to and approved in writing by the Local Planning Authority within 4 weeks of development commencing on site and will be installed in accordance with the approved plans.
- A Precautionary Bat Method Statement written by a Suitably Qualified Ecologist (SQE) will be submitted to the LPA for approval prior to works commencing on site. All demolition works will be undertaken in accordance with the approved details.
- 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.
- Feral pigeons can nest all year round therefore, a nesting bird check will need to be carried out within 5 days of the demolition works proceeding. In the event any active bird nests are identified, the SQE will implement a buffer zone around the feature into which no works will progress until the SQE confirms that the nest is no longer active / the chicks have fledged.
- Lighting will be designed accordance with the BCT & Institute of Lighting Professionals (ILP) Guidance Note 08/18 "Bats & Artificial Lighting in the UK" to provide bat-friendly external lighting during the construction and operational phases of the development to minimise light spill to adjacent boundary features such as woodland, scrub, grassland and hedgerow habitats.
- No works will be undertaken between sunset and sunrise to minimise the risk of nocturnal species such as bats being adversely affected.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- A Waste Management Plan for the operational phase of the scheme will be submitted to the LPA for approval prior to works commencing on site and will include details of site refuse bin provision. The Plan will be implemented in accordance with the approved details.
- Information will be made available to guests within main reception areas of the hotel on the importance and sensitivity of adjacent coastal designations and species. Details shall be provided to the LPA for approval within 4 weeks of



development commencing on site and will be implemented in accordance with those details.

- Works on site will not commence until those contractors involved in the works have been inducted by / received a toolbox talk from a Suitably Qualified Ecologist (SQE).
- In the event that works do not commence within 12 months of the date of the most recent bat activity survey (July 2021 - EcoNorth Bat Survey) an update ground walkover survey will be required to determine that the structure's condition has not significantly changed. If works do not commence within 24 months from the date of the survey, or the structure's condition has significantly changed, updating activity surveys will be required to inform the assessment and inform a Natural England license application, in the event any bat roosts are recorded at that time.

### 1.53 Additional Landscape Comments

1.54 A tree survey and method statement has been provided (January 2022 Eco North). The Method Statement is in accordance with BS5837 and details the location, type and height of tree protective fencing, together with details on how to minimise damage to tree roots. The tree survey and AMS is acceptable, and the condition can be changed to 'All works to be undertaken in accordance with the tree survey and AMS as submitted by Eco North (January 2022).

1.55 The landscape scheme is very ornamental which would be expected on a high profile scheme such as this, and supported by a small amount of new tree and woodland planting to the rear. I would be happy to accept this and change the condition to say the development shall be carried out in accordance with the submitted information.

1.56 The arboricultural method statement submitted by EcoNorth identifies T7 Sycamore tree as a category C tree. The applicant has been able to provide supporting information to justify its removal and given the topography of the site in that location, the applicant has advised that replacement is unlikely to be successful. It is proposed to plant native trees to the western boundary of the site to mitigate the loss. An amended planting plan, landscape plan, landscape maintenance strategy and site plan have been submitted. On this basis it is acceptable to remove T7.

1.57 Plans have also been provided to show the location of services, drainage and lighting that require excavations. The applicant has stated that the layouts demonstrate that the trenches won't cause damage to the tree root systems. The root protection areas are shown on the TPP plan and included in the Arboricultural Method Statement. The original lighting plan is superseded by an amended lighting plan which moves the cabling run away from the western boundary and out of the tree root protection areas.

### 1.58 Conservation and Urban Design

1.59 This is a locally listed building situated within Cullercoats Conservation Area. The conservation area character appraisal identifies the building as being of landmark quality with high interest. The building is architecturally interesting as

an example of 1930s seaside architecture, making a strong positive contribution to the conservation area. The building also has historical interest as a link to the history of recreational seaside pursuits and 20th century development of Cullercoats and Tynemouth. The building has been subject to extensions over the years, which have altered its character. This application follows the selective demolition of parts of the building which are not of significance and this application seeks permission for the new build elements and improvements to the site as a whole. The scheme has been developed with pre-application engagement with the local authority.

1.60 The design and layout of the extension is logically located and is a sensitive scale and height to the original building. The proposed building has a staggered north east elevation to provide sea views from each of the bedrooms, with first floor rooms also having a balcony. While this does not reflect the building line of the original building, it does not detract from its character and appearance. The extension also reflects the general arrangement and scale of the accommodation wing to the southern side of the site and therefore creates balance. The extension is slightly lower in height to the original building and the proposed materials complement the exterior appearance of the existing hotel.

1.61 The fish and chip shop and ice cream parlour are located to have frontage onto Grand Parade and are therefore the most visible parts of the new extension from the street scene. Following pre-application comments, the design has been streamlined and better reflects the art deco design of the original building. The proposed elevations show the proposed positions of signage, which will be subject to separate advertisement consent. Signage should be designed to complement the character and appearance of the building and it is recommended that signage is cut-out freestanding lettering, fixed individually to the building or fascia.

1.62 It is proposed that all of the existing windows are to be replaced with double glazed aluminium windows with a similar fenestration as existing. This is acceptable, however there are some concerns about the proposed colour for the windows which is identified as turquoise. Further supporting information is required to set out how this will affect the overall appearance of the building and how successfully the colour scheme will sit within its surrounding context. Alternatively, the detailed design and colour of the windows could be conditioned.

1.63 The proposed materials for the hard surface areas are not identified on a plan, however the design and access statement sets out that “car parking areas are to remain as black tarmac, repaired or resurfaced as necessary”. High quality surface materials are expected to be used, particularly in areas fronting the public realm. Surface materials should be conditioned, or further information submitted with the application.

1.64 The application identifies areas for soft landscaping which has the potential to complement and enhance the building and its setting within the street scene. The detailed design for the landscaping is not shown on the current plan, and this

should be conditioned, or further information submitted with the application.

1.65 There is an existing terrace located to the front of the hotel. A new lower terrace linked to this is proposed via steps and a ramp suitable for wheelchair access. The new lower terrace would presumably require some of the ground levels to be raised and it is unclear what overall impact this would have. Existing and proposed levels and a cross section for this area should be submitted.

1.66 The existing terrace walls are proposed to be demolished and rebuilt to match the existing site perimeter walls. It is proposed to install glass and steel balustrades to a height of 1100 mm to allow views from the terrace whilst providing the required safety for the users of the facility. This is acceptable, however it is recommended that the glass balustrades are frameless and the detailed design should be conditioned.

1.67 The roof plan shows plant equipment on the roof of the new fish and chip shop and ice cream parlour, however this is not shown on the elevations. Further information is required to demonstrate if this would be visible from the street scene or if it would be concealed by the parapet roof. There would be significant concerns if the equipment was visible from the street scene.

1.68 The further information requested above should be provided to the planning case officer within a timescale that would allow for the case to be determined within its deadline.

1.69 Suggested Conditions:

- a) All external construction materials should be submitted and approved.
- b) All new or replacement rainwater goods should be cast iron.
- c) The detailed design of the glass balustrades should be submitted and approved.
- d) The proposed materials for the hard surface areas should be submitted and approved.
- e) A detailed landscape plan should be submitted and approved.
- f) The detailed design, colour and material specification for the windows should be submitted and approved.
- g) The design and location of any fixed external seating should be submitted and approved.

1.70 Additional comments

1.71 The revised plans address the previously raised concerns regarding the levels and fish and chip shop plant.

1.72 A landscape plan, previously suggested to be conditioned, is no longer required as this has been provided.

1.73 The proposed surface materials for the parking area on Beach Road is tarmac which is not supported. Although this is tarmac at present, the total area

of hard surfacing proposed would be considerably increased with new hard surface seating areas fronting onto Grand Parade. To balance out the overall impact of the increased number of hard surface areas, high quality surface materials are expected to be used, particularly in areas fronting the public realm such as Beach Road.

1.74 Previous advice recommended that the glass balustrades are frameless to minimise their impact. This is not reflected in the proposed design.

#### 1.75 Local lead Flood Authority

1.76 I can confirm I have no objections to the proposals as it will not lead to an increased flood risk to the development or the surrounding area.

### 2.0 External Consultees

#### 2.1 Northumberland and Newcastle Society

2.2 The Northumberland and Newcastle Society (N&N) supports grant of approval for this application subject of the comments below.

2.3 The Committee was pleased to see the proposals to revive this hotel which has

a valued place in the history of Tynemouth as a seaside resort, lies within the Cullercoats Conservation area and is included in the Local Register of buildings of architectural and historic interest.

2.4 The appraisal of the application would have been made much easier if the plans

had named the rooms in the original part of the building which are to remain, so that a better understanding would have been possible of how the hotel is intended to work. For this reason it is also a great shame that the original ground floor plan is not reproduced in the Heritage statement, only the first floor plan.

2.5 We would also have liked to see the original north elevation restored, after the

demolitions have taken place. This would involve relocating the gents' toilet and the ice cream and fish and chip shops. No doubt these are considered commercially desirable but however well designed they will detract from the experience of using the building itself, especially for users of bedrooms 1.28 to 1.33 which will have their views of the sea marred by the flat roofs and roof mounted air handling equipment, may be from odours too. We consider this aspect should be given further thought.

2.6 As a condition of approval we consider that detailed plans of the existing and new windows should be required of the applicant to ensure that they follow the existing design of the art deco frames, which have an unusual "period" pattern of glazing bars. We note that many of the panes of glass are curved and we consider it is essential to preserve this characteristic of the period style of the original building. We believe this attention to detail will deliver an outstanding stylish building that will prove a great attraction to guests and an asset the applicant can be truly proud of.

#### 2.7 Northumbrian Water

2.8 No comments to make.

## 2.9 Natural England

### 2.10 SUMMARY OF NATURAL ENGLAND'S ADVICE INTERNATIONALLY AND NATIONALLY DESIGNATED SITES – NO OBJECTION SUBJECT TO APPROPRIATE MITIGATION

2.11 This development falls within the 'zone of influence' for coastal sites designated at a national and international level as Sites of Special Scientific Interest and Special Protection Areas/ Special Areas of Conservation/ Ramsar sites. Since this application will result in a net increase in residential accommodation, impacts to the designated sites may result from increased recreational disturbance.

2.12 Northumberland and North Tyneside Councils operate a Coastal Mitigation Service to mitigate for potential impacts from increased recreational disturbance resulting from increased residential development and tourism activities within this zone.

2.13 Subject to appropriate mitigation being secured in line with the details of this Service, Natural England is satisfied there will be no damage or disturbance to the interest features of these sites.

2.14 Although your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound, Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

2.15 This is because Natural England notes that the recent People Over Wind Ruling by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site. The ruling also concluded that such measures can, however, be considered during an appropriate assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site. Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.

2.16 Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), Natural England must be consulted on any appropriate assessment your Authority may decide to make.

2.17 Sites of Special Scientific Interest Impact Risk Zones:

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](http://data.gov.uk) website

### 3.0 Representations

3.1 2no. objections have been received. These are summarised below.

- Adverse effect on wildlife.
- Affect character of conservation area.
- Impact on landscape.
- Inappropriate design.
- Loss of privacy.
- Loss of visual amenity.
- Nuisance – disturbance.
- Nuisance – noise.
- Out of keeping with surroundings.
- Will result in visual intrusion.
- No more ice cream parlours and fish and chip shops are needed in the area.
- Negative impact on local residents who have suffered for years from the hotel.
- Why can't they upgrade the existing bedrooms.
- I have no objection to the redevelopment of this neglected building.
- Loss of sea view.
- Will the existing trees next to the Metro remain?

3.2 1no. letter of support has been received. This is summarised below.

- The hotel has been an eyesore for too long.
- The building deserves investment and an overhaul.
- After completion I do not believe it will impact negatively on surrounding properties.

3.3 1no. representation has been received.

3.3 NTHCA and the National Taxi Association state that a 2-car taxi rank should be included.