

Item No: 7
Application No: 19/00788/FUL Author: Rebecca Andison
Date valid: 9 July 2019 ☎: 0191 643 6321
Target decision date: 3 September 2019 Ward: Preston

Application type: full planning application

Location: Lovaine House, 9 Lovaine Terrace, North Shields, Tyne And Wear, NE29 0HJ

Proposal: Change of use to provide veterinary clinic to include the demolition of existing single storey rear extension, erection of small two storey rear extension, enlarged existing single storey rear extension and internal alterations(TREE SURVEY AND AIA)

Applicant: CVS (UK) Ltd, Mr Darren Oxley CVS House Owen Road Diss IP22 4ER

Agent: Chaplin Farrant Ltd, Mr Nigel Cooper Chaplin And Farrant 51 Yarmouth Road Thorpe St Andrew Norwich NR7 0ET

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

1.1 The main issues for Members to consider are:

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

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

2.0 Description of the Site

2.1 The application relates a 2-storey end terrace property on Lovaine Terrace, North Shields. The site is located within Camp Terrace Conservation Area and the building is included on the Local List. The property is currently vacant having previously been occupied by offices.

2.2 The property has a garden at the front, a hard surfaced area at the rear and a landscaped area to the north which contains a number of trees. Some of the trees are protected by Camp Terrace, North Shields TPO 1981.

2.3 The rear elevation of the property features a 2-storey offshoot with an external staircase and 2no single storey extensions.

3.0 Description of the Proposed Development

3.1 Planning permission is sought to change the use of the building from offices to a veterinary clinic. A 2-storey rear extension and a single storey rear extension are proposed.

3.2 The proposed veterinary clinic contains 4no consulting rooms, operating theatres, cat and dog wards, and an outside exercise area.

3.3 It is proposed to demolish the existing external staircase and one of the single storey extensions. A 2-storey rear extension is proposed at the rear of the existing 2-storey offshoot. The existing single storey extension, which runs along the side of the offshoot, would also be extended to the rear.

3.4 A car park containing 10no parking spaces is proposed at the rear of the property.

4.0 Relevant Planning History

17/00771/FUL - Change of Use from accommodation for Northumbria Probation Services to two residential properties – Permitted 17.08.2017

93/01040/FUL - Alterations to provide accommodation for Northumbria Probation Services, including demolition of existing store to rear and provide ramp at front entrance – Permitted 16.09.1993

5.0 Development Plan

5.1 North Tyneside Local Plan 2017

6.0 Government Policy

6.1 National Planning Policy Framework (February 2019)

6.2 Planning Practice Guidance (As amended)

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

PLANNING OFFICERS REPORT

7.0 Main Issues

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

- whether the principle of the development is acceptable;
- the impact upon surrounding occupiers;
- the impact on character and appearance;
- the impact on highway safety; and
- the impact on trees.

8.0 Principle of the Development

8.1 The National Planning Policy Framework (NPPF) confirms that local authorities should attach significant weight to the benefits of economic and housing growth and enable the delivery of sustainable developments. It states that achieving sustainable development means that the planning system has three overarching objectives, namely an economic objective, a social objective and an environmental objective. 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.

8.2 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.

8.3 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.

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

8.5 The application site comprises vacant offices. It is located within a predominantly residential area, approximately 230m from the edge of North Shields town centre. The proposal would bring a vacant property back into use and add to the range of services within the area.

8.6 In officer opinion the principle of the proposal is acceptable subject to consideration of the issues set out below.

9.0 Impact on Residential Amenity

9.1 NPPF paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely

effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

9.2 NPPF, paragraph 54 states “Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.” Paragraph 55 states “Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.”

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

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

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

9.6 The site is located within a predominantly residential area and adjoins a residential property to the south (8 Lovaine Terrace). There are further residential properties to the north and west of the site, on Brightman Road, and to the east within Etal Court.

9.7 Objections received from local residents raise a variety of concerns including the impact of noise from activities within the building, use of the outside exercise area and additional traffic.

9.8 The applicant has advised that the proposal would allow the veterinary practice to relocate from its existing premises at 9 Ayres Terrace. The reason for the relocation is to improve the parking situation for clients and reduce on-street visitor parking in the local area. No staff increases are proposed.

9.9 The applicant has stated that the practice employs 20no. full time staff, but only 8no. or 9no. members of staff are likely to be on site at once. They have

stated that it is not intended to use all four consulting rooms at once. Whilst there may be more than one vet on site, it is often the case that one is operating and the other consulting, so only one consulting room is in use.

9.10 Admissions would take place between 07.30 and 09.00. One vet would consult between the hours of 09.00-11.00, 13.30-14.30, 16.00-18.00 and 18.30-20.30. Saturday appointments would be available between 09.00-11.00 and 14.00-16.00, and Sunday appointment between 10.0 -12.00. There would always a minimum of one vet and one nurse on the premises. The applicant has advised that animals are never left unattended outside in the exercise area, and nursing staff would be on site 24/7 to ensure that the animals are comfortable during the night.

9.11 The Manager of Environmental Health has been consulted and provided comments. She raises concern in respect of potential noise disturbance from kennelled animals, and from dogs using the outside area given the proximity to residential properties. She states that it may be possible to resolve this by using suitable sound insulation for the kennels and acoustic fencing around the outside exercise area. She recommends conditions in respect of: the hours of use, delivery/collection hours, external lighting, a noise scheme for external plant, a noise scheme for activities within the site, dust suppression and refuse storage.

9.12 It is officer opinion that appropriate mitigation to reduce the impacts arising from noise can be secured by conditions.

9.13 A single and 2-storey extension are proposed at the rear of the building. The extensions project 3.4m from the existing offshoot. The single storey extension would be located 4.8m from the southern boundary and the 2-storey extension would be 7.3m from the boundary. There would be a separation distance of 8.1m between the extensions and the western boundary of the site. The impact on surrounding occupiers in terms of loss of light, outlook and privacy is therefore considered to be acceptable.

9.14 Members need to determine whether the proposed development is acceptable in terms of its impact on residential amenity. It is officer advice that the proposed development is acceptable in terms of its impact on the amenity neighbouring occupants, subject to the imposition of the suggested conditions.

10.0 Impact on Character and Appearance

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

10.2 In respect of designated heritage assets, the NPPF states that in determining planning when determining the impact on the significance of a heritage asset great weight should be given to the assets conservation. The

more important the asset the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10.3 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. 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 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 securing its optimum viable use.

10.4 At paragraph 200 of the NPPF it states:

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

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

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

10.7 Policy DM6.6 states that proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:

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

h. Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly.

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

10.8 The Design Quality SPD applies to all planning applications that involve building works. It states that all extensions must offer a high quality of accommodation and design that will sustain, enhance and preserve the quality of the built and natural environment. The SPD encourages innovation in the design and layout and contemporary and bespoke architecture. The chosen design approach should respect and enhance the quality and character of the area and contribute towards creating local distinctiveness. Applicants should also consider how the design reinforces the character or distinctiveness of an area. Positive features within the local area should be used as design cues that can then be interpreted in a traditional or contemporary manner.

10.9 The Local Register of Buildings and Parks SPD was adopted in 2018. The SPD advises that proposals for alterations to Local Register Buildings should respect the architectural quality, character and interest of the building and will be determined on their ability to do so. It notes that a building may require alteration in order to help with maintenance, preservation or viability, but expects alterations works to remain sympathetic and to be of high quality. It describes 9 Lovaine Terrace as "... a wonderful building with lots of character. It is a Victorian Gothic building with square ground floor bay windows."

10.10 The Camp Terrace Conservation Area Character Appraisal was adopted in 2011.

10.11 No external alterations are proposed to the main front elevation of the building. A single storey and a 2-storey extension are proposed at the rear of the property. The proposed extensions follow the form of the existing rear extension and offshoot, with matching pitched roofs and window styles. The 2-storey extension would be rendered and the single storey extension constructed from brick to match the existing building. An existing external staircase and flat roofed extension would be removed.

10.12 The proposal would bring the building back into use, which would be a benefit. It is undesirable for properties to remain unoccupied for a protracted period of time, as they detract from the character and appearance of the conservation area.

10.13 In officer opinion the proposed extensions would conserve and enhance the character of the conservation area, and respect the character of the Local Register building.

11.0 Highway Impact

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

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

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

11.4 Local Plan Policy DM7.4 New Development and Transport states that the Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being.

11.5 It is proposed to provide 10no parking spaces at the rear of the building, access via the existing rear lane.

11.6 The applicant has stated that staff do not have any allocated parking spaces at the existing practice on Ayres Terrace and would not be permitted to park on site during working hours. The 10no parking spaces would be reserved for client use only. The applicant has advised that the practice currently has 3no. consulting rooms but all 3no are rarely in use at the same time. 4no. rooms are required to improve flexibility, with the 4th consulting room available so clients can spend time with their pet in a private area.

11.7 The applicant has advised that only 8no. or 9no. members of staff are likely to be on site at once - even at peak times. Appointments are between 10 and 15 minutes long and only the current client and the following appointment should be waiting. The applicant envisages that under normal circumstances, there will be up to 6no. vehicles in the parking area at any one time. There would not be any requirement for ambulance parking at the front of the property as all pets would be brought to the practice by their owners.

11.8 The Highway Network Manager has been consulted and provided comments. He states that parking will not be provided in accordance with the standards set out in the Transport and Highways SPD. However, he notes that proportionally the amount provided would be an improvement on the number of spaces available for the existing office use. He notes that the site is located on the edge of North Shields town centre, has good links to public transport and that there are parking controls in place in the vicinity of the site. For these reasons he recommends conditional approval of the application.

11.9 It is therefore officer opinion that the impact on the highway network is acceptable.

12.0 Impact on trees

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

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

12.3 The application site contains a number of individual and groupings of mature trees within the front and side garden areas. An Arboricultural Impact Assessment and Tree Survey have been submitted in support of the application.

12.4 The proposal requires the removal of 3no. trees within the site for the construction of the car park. These trees are not protected by the Camp Terrace, North Shields TPO, and have been assessed at category C (low retention value) and U (unsuitable for retention). There are 3no. trees within the site which are protected by the TPO. These trees would be retained.

12.5 The Landscape Architect has viewed the submitted information and provided comments. She considers that the proposed removal of three trees is acceptable given that two of the trees have a life expectancy of less than 10 years and the third tree is a poor specimen with little potential. She recommends that replacement planting should be provided to ensure that the character of the conservation area is maintained.

12.6 The Landscape Architect states that as construction works are required within the root protection areas of the retained trees, protection from alterations in ground levels and compaction of soils will be required. Details of the ground construction works have been provided. These show that the roots of the trees would not be damaged by the works.

12.7 The Landscape Architect recommends conditions in respect of: a landscape plan, protection of retained trees, details of the drainage, scaffolding and services, pruning work, a construction method statement and requiring that an arboricultural consultant is appointed to oversee the work.

12.8 Members need to consider whether the development is acceptable in terms of the impact on trees within the site. It is officer opinion that the impact is acceptable subject to the imposition of the conditions requested by the Landscape Architect.

13.0 Local Financial Considerations

13.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to local finance considerations as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial consideration as a grant or other financial assistance that has been, that will or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments).

13.2 Economically there would be benefits in terms of the provision of jobs during the construction phase.

14.0 Conclusion

14.1 The proposal would bring a vacant building back into use and secure economic development in accordance with the NPPF. This carries significant weight.

14.2 It is officer advice that the proposed development is acceptable in terms of principle, the impact on nearby residents, heritage assets, trees and highway safety.

14.3 The development is considered to comply with relevant National and Local Plan policy and is therefore recommended for approval subject to conditions.

RECOMMENDATION: Application Permitted

Conditions/Reasons

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

- Application form
- Site location plan
- Site plan Drawing No.51 P2
- Proposed GF and FF plans Drawing No.55 P1
- Proposed SF and roof plan Drawing No.56
- Proposed elevations Drawing No.57 P1
- Sections through parking area Drawing No.58 P1

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 condition 1, prior to occupation of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The provisions must include details of acoustic fencing to be provided around the outside exercise area. The scheme shall thereafter be

implemented in accordance with the approved details prior to the use commencing.

Reason: To protect the occupants of nearby residential properties from noise disturbance having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

4. There shall be no appointments, or collections/dropping off of animals other than emergency cases, outside the hours of 07:30 to 20:30 on Monday to Friday, 09:00 to 16:00 on Saturdays and 10:00 to 12:00 on Sundays.

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.

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| 5. Restrict Hours No Construction Sun BH | HOU00 | * |
| | 4 | |
| 6. Noise No Tannoys Externally Audible | NOI002 | * |
| 7. Flood Lighting Scheme Details | LIG001 | * |

8. Notwithstanding Condition 1, prior to the commencement of any part of the development hereby approved above damp proof course level details of facilities to be provided for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled for all waste types shall be provided in accordance with the approved details, prior to the occupation of the development and thereafter permanently retained.

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

9. Prior to the installation of any new plant or equipment a noise scheme must be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 to determine the current background noise levels for daytime, evening and night and appropriate mitigation measures where necessary to ensure the rating level of plant and equipment does not exceed the background noise. Thereafter the scheme shall be implemented in accordance with the agreed details prior to the plant being brought into use other than for testing purposes.

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

10. Within one month of the installation of any plant or equipment acoustic testing shall be undertaken to verify compliance with condition no.9 of this approval and the results submitted in writing for the approval of the Local Planning Authority. Thereafter, the plant and equipment shall be operated in complete accordance with the approved details and maintained in working order.

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

11. There shall be no deliveries or collections outside the hours of 08:00 and 21:00 on any day.

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

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

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

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

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

14. Prior to the commencement of development a supporting statement to the Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The statement must include details of the installation of scaffolding, kerb edges (timber sleepers), lighting, drainage, services, bridging over of tree roots if applicable, operational details for breaking up existing hardstand areas (pecker), backfilling and methods to improve the rooting environment for retained trees on completion and other hard surfacing within the RPA's of protected trees.

Reason: This needs to be pre-commencement condition to ensure that important features are protected and retained in the interests of amenity and to

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

15. Notwithstanding the details submitted, the development shall not be brought into use until a parking management scheme has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

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

16. Prior to commencement of works starting on site, the retained trees within, adjacent to and overhanging the site must be protected by fencing in accordance with the locations shown and detailed in the Arboricultural Impact Assessment (AIA) and Method Statement (AMS) submitted by Barnes Associates, unless otherwise agreed in writing by the Local Planning Authority. This shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is not to be repositioned without the approval of the Local Authority.

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

17. The development shall not be brought into use until a Travel Plan to take into account the new development has been submitted to and approved by in writing the Local Planning Authority. The travel plan must include an undertaking to conduct travel surveys to monitor whether or not the Travel Plan targets are being met.

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

18. Notwithstanding the details submitted, the development shall not be brought into use until a until a scheme for appointments has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

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

18. 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.

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

19. All works must be carried out in accordance with the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement submitted by Barnes Associates, and within the guidelines contained within BS5837:2012 and National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'. This includes (but is not limited to) excavation of soil, excavation for foundations, drainage, the laying of or diversion of services, and any other works within the RPA's of retained trees, shall be dug by hand, trenchless techniques or using an 'Air Spade' as detailed in the Arboricultural Method Statement. The AMS is to form part of the contractors method statement regarding the proposed construction works.

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

19. The materials to be used for the external surfaces, including brick walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.

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

20. Within one month from the start on site of any operations, including site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan must be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of three new trees, details of ground preparation and a schedule of landscape maintenance for a minimum period of five years including details of the arrangements for its implementation. Trees are to be a minimum of 12-14 cm girth. The landscape scheme shall be implemented in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

21. Details of any tree pruning works must be submitted to and agreed in writing prior to the work being carried out and must be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

22. An Arboricultural Consultant must be appointed to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and construction works as detailed in phased sequencing plan in the Arboricultural Method Statement and to visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the construction stages as described in the Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy DM5.9 of the North Tyneside Local Plan (2017).

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

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

Informatives

Building Regulations Required (I03)

Do Not Obstruct Highway Build Materials (I13)

Do Not Obstruct Highway Build Materials (I13)

No Doors Gates to Project Over Highways (I10)

Contact ERH Erect Scaffolding on Rd (I12)

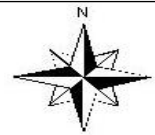
Highway Inspection before dvlpt (I46)



Application reference: 19/00788/FUL
Location: Lovaine House, 9 Lovaine Terrace, North Shields, Tyne And Wear
Proposal: Change of use to provide veterinary clinic to include the demolition of existing single storey rear extension, erection of small two storey rear extension, enlarged existing single storey rear extension and internal alterations(TREE SURVEY AND AIA)

Not to scale
 Date: 19.09.2019

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Appendix 1 – 19/00788/FUL
Item 2

Consultations/representations

1.0 Internal Consultees

1.1 Manager of Environmental Health (Pollution)

1.2 I have concerns regarding potential noise disturbance from kennelled animals kept overnight and the proximity of residential properties located adjacent and to the rear of the premises. Noise will arise from dogs barking from the kennelled area and from the outdoor dog area. However, it may be possible to resolve this through suitable sound insulation of the area where kennelled animals are held. It is noted that the boundary fencing for the outdoor area is to be retained. This consists of 1.8m high close boarded fencing. This would not be considered adequate for the long term as gaps will appear within the fencing panels and affect the sound attenuating properties of the fencing. I would recommend that the fencing is upgraded to acoustic fencing, consisting, as a minimum, of double boarded fencing panels, which will provide improved sound attenuation from the outdoor area.

1.3 If new external lighting is to be provided then a lighting scheme will be required.

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

NOI10
HOU03 To those on the application
HOU04
HOU05
NOI02
LIG01
SIT03
REF1
REF2

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

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

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

Deliveries and collections must not be permitted to the premises between 21:00 and 08:00 hours.

1.5 Manager of Environmental Health (Contaminated Land)

1.6 No objection.

1.7 Highway Network Manager

1.8 This application is for a change of use to provide veterinary clinic to include the demolition of the existing single storey rear extension, erection of a small two storey rear extension, enlarged existing single storey rear extension and internal alterations.

1.9 Whilst parking will not be provided in accordance with current standards for the proposed use, the proportion of parking proposed is an improvement on that proportion provided for the current use. The practice currently operates from 19 Ayres Terrace and the applicant has advised that only 8 or 9 members of staff are likely to be on site at once - even at peak times and that staff are encouraged to use public transport wherever possible. They also have an appointment system in place whereby appointments are between 10 and 15 minutes long and only the current client and the following appointment should be waiting. They have summarised the appointment times as follows:

Admissions start at 07.30 and are finished at 09.00

One vet consults between 09.00-11.00, 13.30-14.30, 16.00-18.00 & 18.30-20.30

There is seldom a second vet consulting at any time

Saturday appointments 09.00-11.00 & 14.00-16.00

Sunday appointments 10.00-12.00

Nurses will discharge patients mainly in the early afternoon

On week days there will be 3 nurses & 2 receptionists on duty

There is always a minimum of 1 vet & 1 nurse on the premises

Between 11.00 & 15.30 there could be up to 4 vets at the hospital

Before 11.00 & after 15.30 there is usually only one vet on the premises

1.10 The site is located on the fringe of North Shields town centre with good links to public transport and whilst located in a predominantly residential area, the site has previously benefitted from a commercial planning approval with significantly less off street parking and the area has parking controls in place in the vicinity of the site . For these reasons and on balance, conditional approval is recommended.

1.11 Recommendation - Conditional Approval

1.12 Conditions:

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT06 - Construction Method Statement (Minor)

Notwithstanding the details submitted, no part of the development shall be occupied until a scheme to manage parking has been submitted to and approved

by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety.

No development shall commence until a Travel Plan taking into account the new development has been submitted to and approved by in writing the Local Planning Authority. This will include an undertaking to conduct travel surveys to monitor whether or not the Travel Plan targets are being met.

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

Notwithstanding the details submitted, no part of the development shall be occupied until a scheme for appointments has been submitted to and approved by in writing the Local Planning Authority. This scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety.

1.13 Informatives:

I10 - No Doors/Gates to Project over Highways

I12 - Contact ERH Erect Scaffolding on Rd

I13 - Don't obstruct Highway, Build Materials

I46 - Highway Inspection before dv/pt

The applicant is advised that end users are unlikely to be eligible for parking permits in this area and the onus will be on the developer to convey this information to these users. Please contact the Parking Control team on e-mail at parking.control@northtyneside.gov.uk or telephone number (0191) 643 2121 for further information.

1.14 Landscape Architect

1.15 Existing Site Context

1.16 Legislative Framework: *Camp Terrace Conservation Area (2009) Camp Terrace, North Shields TPO 1981 (TPO)*

The application refers to an end-terrace property on Lovaine Terrace in North Shields and its associated external landscape and tree cover. The building is a Victorian gothic style building and locally listed. The proposal is to provide a veterinary clinic to include the demolition of a single story rear extension, the construction of new extensions and car parking. The immediate area supports a number of solitary and groupings of mature trees within the front/side garden areas and the Etal Court external areas opposite. The general area is also covered by Conservation Area status, including TPO's, which both seek to preserve and protect the amenity value of the local tree cover and landscape features. The tree collective in question links visually together with other local groupings and contributes to the essential wider tree structure of the area. For the reasons given above in terms of the Conservation Area status and adjacent TPO's it would be preferable to retain as much significant tree cover in the area as possible.

1.17 Additional information has been submitted by way of an Arboricultural Impact Assessment and Method Statement by Barnes Associates. The Impact

Assessment has surveyed all the trees on and adjacent to the site and has assessed them in accordance with BS 5837:2012. The specific site layout impacts on the are:

Loss of trees

Damage to protected (TPO) trees during the construction process

1.18 Impacts in relation to Loss of trees

There are 15 trees located within or adjacent to the site which have been surveyed. Not all trees are within the site boundary. The proposal requires the removal of 3 trees within the site for the construction of a car park which are not protected by a TPO. Three of the remaining trees within the site are protected by a TPO and are shown to be retained. However, construction works are required within the root protection areas (RPA's) and protection from alterations in ground levels and compaction of soils during the build phase and subsequent landscaping will be required.

1.19 The three trees to be removed are: T8 Goat willow (C: low retention value), T9 Prunus (U: unsuitable for retention) and T10 Goat willow (C: low retention value). These trees are not protected by a TPO. However, as they are located in a conservation area the local authority is required to assess these trees to see if they warrant further protection by a TPO. Category A' and 'B' trees are considered to be important enough to be considered a constraint to development and consequently should be retained and afforded appropriate protection during the demolition, ground works and construction phase of development. In some cases, category C trees can be retained where they can be either improved and included in low risk areas or help improve biodiversity. However, it would be unlikely that T9 and T10 would be further protected by a TPO as both trees have been given less than 10 years remaining useful life. T8 has been pruned in such a way that this has resulted in a '*poor tree with little potential*' and the removal of 3no trees is considered acceptable.

1.20 Damage to trees during the construction process

Adequate precautions must be put in place to protect the retained trees. Where there is an overriding justification for construction within the RPA, technical solutions must be undertaken that prevent damage to the tree(s). With regard to the retained (TPO) trees, the level of construction works required for the construction of the car park and the proximity of these works in relation to the retained trees, a 'no-dig' construction method will be necessary for any modifications in the RPA's of the trees.

1.21 Details of this, such as cellweb construction, has been provided in the method statement and supported by a cross section detail which shows an above ground construction so tree roots remain undamaged.

1.22 Although it is preferable for works not to undertaken within the RPA of protected trees, if the works are implemented in accordance with the method statement, there should be no significant impacts on the contribution of retained trees to local amenity or character of the wider setting.

1.23 Replacement tree planting

It is important to retain trees within the landscape as they contribute visually to the built environment and are important in achieving a sustainable development. Existing trees can help define the character of the development and the conservation area. However, care is required in avoiding inappropriate tree retention and in the case of this application it is considered that the retention and integration of the category A and B trees (and in some cases category C trees) in the development outweighs the loss of 3 no poor condition trees as long as there is replacement tree planting undertaken to mitigate for the loss.

1.24 However, this is a potential issue, as the proposal does not offer any new tree planting with very little opportunity or space available on completion of the works. Replacement tree planting will be required in order to meet the Council Local Plan Policy DM 5.9 Trees, woodland and hedgerow, which states:

The Council will support strategies and proposals that enhance the overall condition and extent of trees and woodland in the Borough, and:

a) Protect and manage existing woodland, trees, hedgerows and landscape features.

b) Where appropriate, secure the implementation of new tree planting and landscaping schemes as a condition of planning permission for new development.

c) Where appropriate, promote and encourage new woodland, tree and hedgerow planting schemes. Such measures will be particularly encouraged where they are compatible with areas designated for their built or nature conservation interest and where they do not impact on site integrity. Planting schemes included with new development must be accompanied by a ten year Management Plan.

1.25 A condition will ensure replacement tree planting to ensure the character of the conservation area is maintained and off site planting may need to be a consideration in order to meet the above policy.

1.26 Suggested 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.

- All works to be carried out in accordance with the submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement submitted by Barnes Associates and within the guidelines contained within BS5837:2012 and National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'. This includes (but not limited to) excavation of soil, excavation for

foundations, drainage, the laying of or diversion of services, and any other works within the RPA's of retained trees, shall be dug by hand, trenchless techniques or using an 'Air Spade' as detailed in the Arboricultural Method Statement. The AMS is to form part of the contractors method statement regarding the proposed construction works.

- A supporting statement to the AMS is to be submitted that details the installation of scaffolding, kerb edges (timber sleepers as per email 17th September 2019), lighting, drainage, services, bridging over of tree roots if applicable, operational details for breaking up existing hardstand areas (pecker), backfilling and methods to improve the rooting environment for retained trees on completion and other hard surfacing within the RPA's of protected trees. The above ground construction works for the car park are to be carried out in accordance with the cross sections (plan dwg no. 58) unless otherwise agreed with the Local Planning Authority.

- Prior to commencement of works starting on site, the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations shown and detailed in the Arboricultural Impact Assessment (AIA) and Method Statement (AMS) submitted by Barnes Associates unless otherwise agreed in writing by the Local Planning Authority. This shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority.

- Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of three new trees and include details of ground preparation. Trees are to be a minimum of 12-14 cm girth. The landscape scheme shall be implemented in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter. No development shall take place until a schedule of landscape maintenance for a minimum period of five years including details of the arrangements for its implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.

- Any pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 -

Recommendations for Tree Works, detail of which are to be submitted for approval.

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

- An Arboricultural Consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and construction works as detailed in phased sequencing plan in the AMS. Arboricultural Consultant is to visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the construction stages as described in the Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

2.0 Representations

2.1 16 objections have been received. These are summarised below.

- Adverse effect on wildlife.
- Affect character of conservation area.
- Affect setting of listed building.
- Affect Site of Special Scientific Interest.
- Impact on landscape.
- Inadequate drainage.
- Inadequate parking provision.
- Letter or petition of support.
- Inappropriate design.
- Loss of privacy.
- Loss of residential amenity.
- Loss of visual amenity.
- Loss of/damage to trees.
- Nuisance – disturbance, noise, dust/dirt, fumes.
- Out of keeping with surroundings.
- Poor traffic/pedestrian safety.
- Poor/unsuitable vehicular access.
- Precedent will be set.
- Traffic congestion.
- Will result in visual intrusion.
- Removal of garden and trees.
- Additional traffic using the rear lane.
- Customers would park on Lovaine Terrace and within Etal Court.
- Traffic dangerous for children and elderly residents.
- Obstruction of emergency services vehicles.

- Obstruction of existing garages.
- Overnight noise.
- Barking from dogs in the outside area.
- Noise disturbance from use of the car park.
- Additional vehicles will exacerbate the poor state of the rear lane road surface.
- Flood risk.
- No reference to how hazardous waste will be stored/disposed of.
- Storage of flammable substances.
- Would be better located in other vacant commercial properties in the town centre.
- Inappropriate within a residential area within a conservation area.
- Pollution.
- CCTV data protection intrusion.
- Will disturb resident's pets.
- Devaluation of properties.

3.0 Councillor Comments

3.1 Cllr Matt Wilson (Preston Ward)

3.2 Following a ward meeting last night attended by 24 local residents, at which I listened to their concerns about planning application 19/00788/FUL (9 Lovaine Terrace), I am writing to express my objection to the application, and to request an opportunity to speak formally to the planning committee.

3.3 My overall conclusion having listened carefully to residents' concerns and also having visited the site is that this is a fundamentally inappropriate scheme, being proposed on a site in a conservation area, surrounded on every side by residential properties in extremely close proximity. Were the conversion to a veterinary hospital to take place, I have no doubt that substantial and intolerable negative impacts to quality of life would result for a large number of local residents. It is my considered opinion that the residents are not simply being alarmist but have very well-founded grievances.

3.4 The issues that stand out for attention by planning officers / planning committee are as follows:

1. The site itself, 9 Lovaine Terrace, as is made clear on the plans, is highly unusual in that it is directly surrounded by 7 properties (34,36,42,44,46 Brightman Rd and 8 Lovaine Terrace), each separated by the width of a garden fence, with the exception of 8 Lovaine Terrace, which shares a party wall with the property. The sheer number of properties with immediate boundaries means that any disturbance that would be created by the business operating on a day-to-day basis would be amplified in effect to not just one or two neighbours, but to over a dozen.
2. Proposed vehicular access to the rear of the property via the narrow (unadopted?) back lane is entirely inappropriate for several reasons: a) Local parents currently allow their children to play in the lane as it is clean and quiet, with only the very occasional vehicle using it to access garages. It would not be safe for parents to allow their children to play in the alley if it became busy with traffic. b) Vehicle noise and exhaust fumes would negatively affect quality of life

for residents on both sides of the alley. There is justified concern about delivery vehicles, potentially up to 7.5 ton trucks, reversing up the alley, as they would clearly not be able to turn within it as it is a dead end.

3. The development would increase pressure on parking in the area, which is already under considerable strain. I do not believe that the additional information provided by the planning applicant (dated 18-07-19) gives an honest assessment of parking demand. The estimate of “6 vehicles in the parking area at any one time” is observably not true based on the current operations at their Ayers Rd site. This proposal substantially scales up the veterinary operation, from a surgery/clinic to hospital, and therefore additional visitor demand is to be fully expected.

4. Concerns about traffic in and around Etal Court must be heeded. This quiet development is home to many older people. It sits directly opposite the front door to 9 Lovaine Terrace. As 9 Lovaine Tce is essentially at the end of a cul-de-sac all cars looking to ‘drop off’ at the front door would find themselves needing to enter the site of Etal Court in order to perform a 3-point turn before exiting. It is entirely unreasonable to expect Etal Court to be used by vehicles in this way.

5. The proposal of an outdoor dog area would undoubtedly impact neighbouring properties through noise pollution. As a veterinary hospital it is to be expected that dogs away from home and having undergone medical procedures will be in a state of heightened distress and therefore likely to bark even more than usual. This would represent an unacceptable disturbance to neighbours in the bungalows on Brightman road whose rear gardens back onto the area.

6. It does not appear that an Environmental Health assessment has been undertaken in relation to this development. I have already described the noise pollution problems from vehicles and dogs. There are also concerns about waste, particularly the storage and eventual disposal of hazardous medical waste. As a business demanding 24 hour access light pollution from car park floodlighting ought to also be considered in such an assessment.

3.5 In summary then, I do not believe that a delegated decision is appropriate for this planning application; it must be fully heard by the planning committee. My advice to the Chair of the Planning Committee is that we would not be responsibly discharging our duty to the community as elected members if we granted permission to this development.

4.0 External Consultees

4.1 Northumbrian Water

4.2 We have no comments to make.