

26.09.2019 ADDENDUM

Item No: 1

Application No:	19/00674/FUL	Author	Rebecca Andison
Date valid:	20 May 2019	:	
Target decision date:	15 July 2019	<input type="checkbox"/> :	0191 643 6321
		Ward:	Tynemouth

Application type: full planning application

Location: Cosalt Building Bell Street North Shields Tyne And Wear

Proposal: Change of use of the first floor to a pop-up events space to be used for monthly markets, wedding receptions, conferences and other special events. Installation of new staircase and three new entrances from Liddel Street. Construction of food stations and a bar on the first floor as well as installation of a new ventilation system with 1no discharge cowl. Construction of new toilets to accommodate the uplift in the capacity to 450 people. New windows installed at the rear of the building, overlooking the River Tyne.

Applicant: Blue Pigeon Ltd, Cosalt Building Bell Street North Shields NE30 1HE

Agent: Blake Hopkinson Architecture, Miss Malgorzata Szarnecka 11 New Quay North Shields NE29 6LQ

RECOMMENDATION: Application Permitted

Revised Plans

It was previously proposed to locate the smoking area at the rear of the building. It is now proposed to locate it on the south west side of the building adjacent to the Prince of Wales public house.

The Manager of Environmental Health has confirmed that she has no objection to the amendment of the location of the smoking area given that a noise management plan needs to be submitted to satisfy the recommended conditions. This will include measures to control noise from the smoking area.

Report update

The applicant has requested that consideration is given to allowing live/amplified music to be played until 22:30 followed by low level background music until 23:00. This request has been considered by officers.

The Manager of Environmental Health considers that it would not be acceptable for live music to take place after 22:00 but is agreeable to low level background music being played between 22:00 and 23:00.

Amended conditions

Condition 12: Noise level corrected

Prior to the installation of any external plant a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The noise scheme must include appropriate mitigation measures to ensure that the rating level for all plant does not exceed the current background noise levels, as provided in the Noise Impact Assessment and Noise Impact Management Plan, of 43.5 dB LA90 1 hr daytime when assessed in accordance to BS4142 at the façade of residential properties on Dolphin Quay. Thereafter the plant/equipment and any necessary sound insulation shall be installed in accordance with the agreed details and permanently maintained in working order.

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

Condition 16: Amended to allow background music after 22:00

Live music shall not take place outside the hours of 08:00 to 22:00 hours. No amplified music other than background music to a maximum of 75dB as measured at the centre of the first floor shall be played after 22:00.

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.

Additional condition

Prior to any live or amplified music being played, details of a sound insulation scheme for managing the sound performance of the building must be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme must be implemented and maintained in accordance with the agreed details to ensure the noise level from music events does not exceed the existing background noise level as measured at location R1 and R2 as set out in Appendix A and Table 1 of the submitted noise report. A validation report must be provided in writing within 1 month of installation to demonstrate the acoustic performance of the sound insulation to protect neighbouring residential properties.

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.