



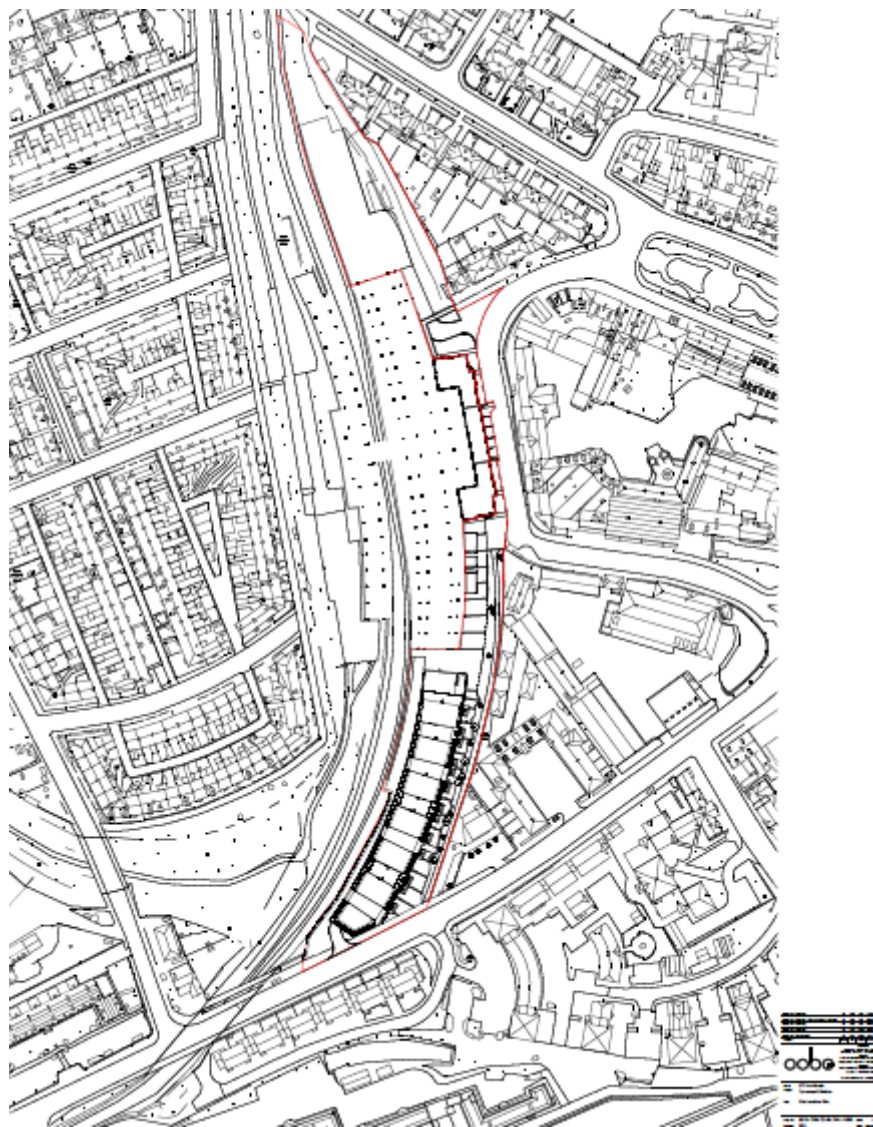
# Planning Committee

30 August 2022

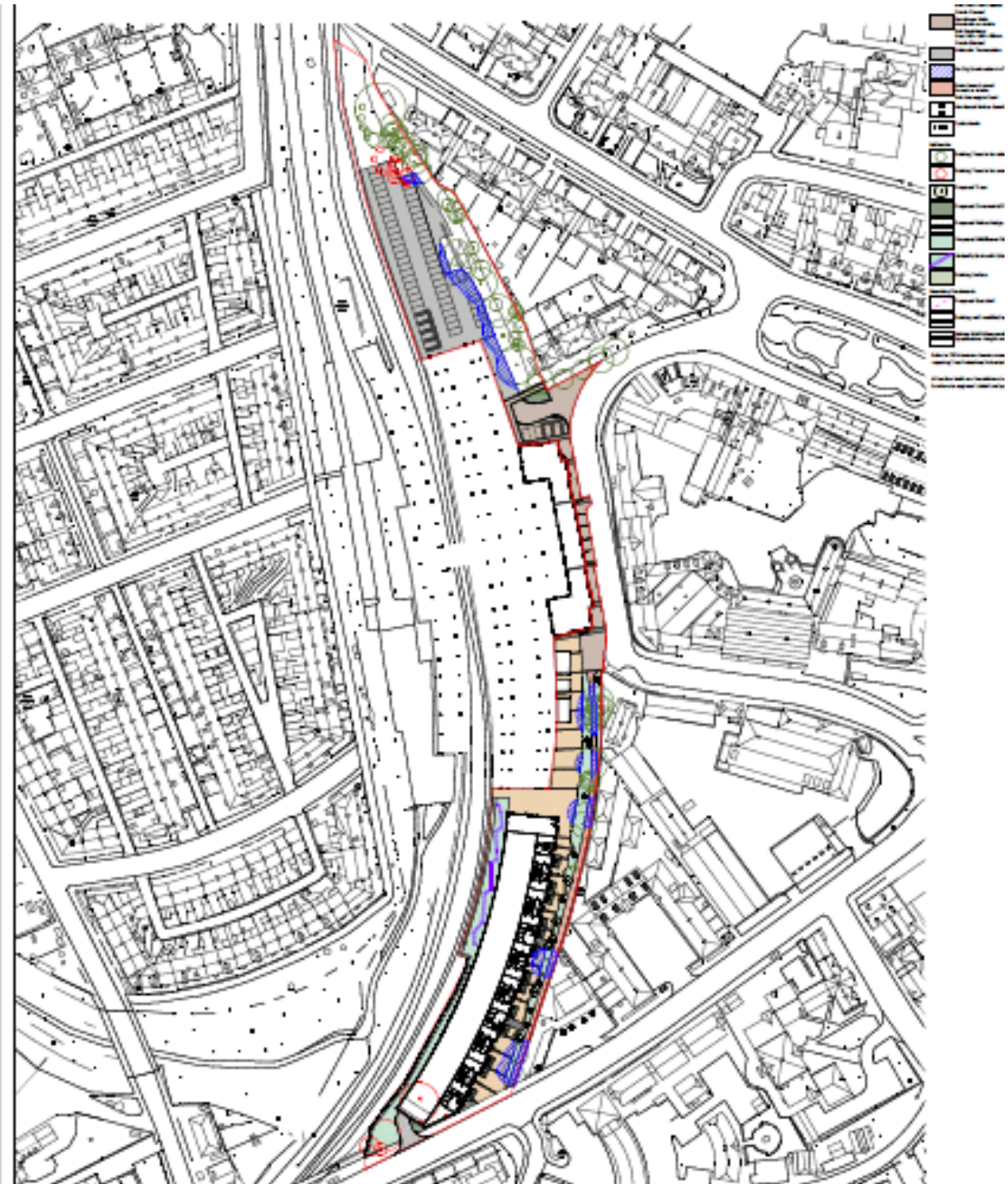
20/00136/FUL  
& 20/00137/LBC

- Location: Vacant Land To The North And South Tynemouth Metro Station, Building To The East Of The Metroline, Tynemouth
- Proposal: Mixed use scheme comprising 130sqm A1/A3/A4 use and 71no. one, two and three bedroom residential units with 43 car parking spaces, cycle parking, public realm improvement and landscaping on land to the south of Tynemouth Station; new access from Tynemouth Road; partial demolition of the stone perimeter wall to Tynemouth Road; and car parking on land to the north of Tynemouth Station; widening of access from Station Terrace.
- Applicant: Station Developments Ltd
- Ward: Tynemouth











Annotations not to be separated

**Legend**

-  Dimension P  
Manhole  
Half-Catch  
Use 400  
Finish: PA
-  Dimension  
Manhole  
Half-Sum  
Use 400  
Finish: B6
-  Dimension S  
Manhole  
Half-Catch  
Use 500  
Finish: PA
-  Dimension  
Manhole  
Half-Sum  
Use 500  
Finish: B6
-  Interlock
-  No Dig Co
-  Backfill  
Concrete  
Half-Sum
-  Half-Sum
-  Catchment
-  Existing T
-  Existing T
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed
-  Proposed

Refer to TDP drawings  
regarding TDP treatment  
All surface build-ups, if  
function to engineer!

-  Secondary Treatment  
Proposed
-  Existing v
-  Existing w
-  Existing w



Rev: 073 Issue  
Rev: Tyneholm



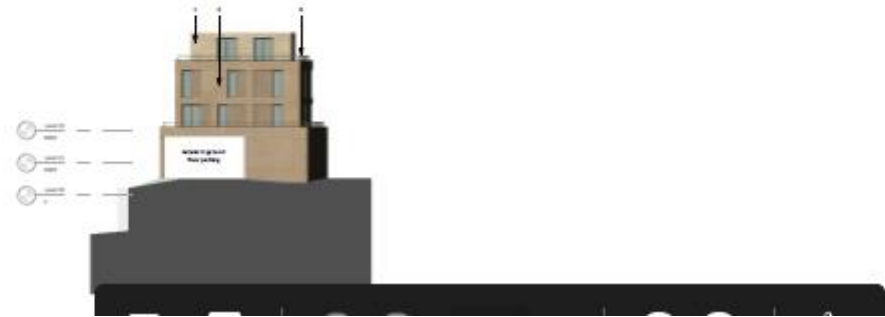




Section 00



Section 0



Architectural Section 00  
 Scale: 1/8" = 1'-0"

- Callouts:
- 1. Light fixture in lobby
  - 2. Light fixture in hallway
  - 3. Light fixture in parking garage
  - 4. Light fixture in parking garage
  - 5. Light fixture in parking garage
  - 6. Light fixture in parking garage
  - 7. Light fixture in parking garage
  - 8. Light fixture in parking garage
  - 9. Light fixture in parking garage
  - 10. Light fixture in parking garage

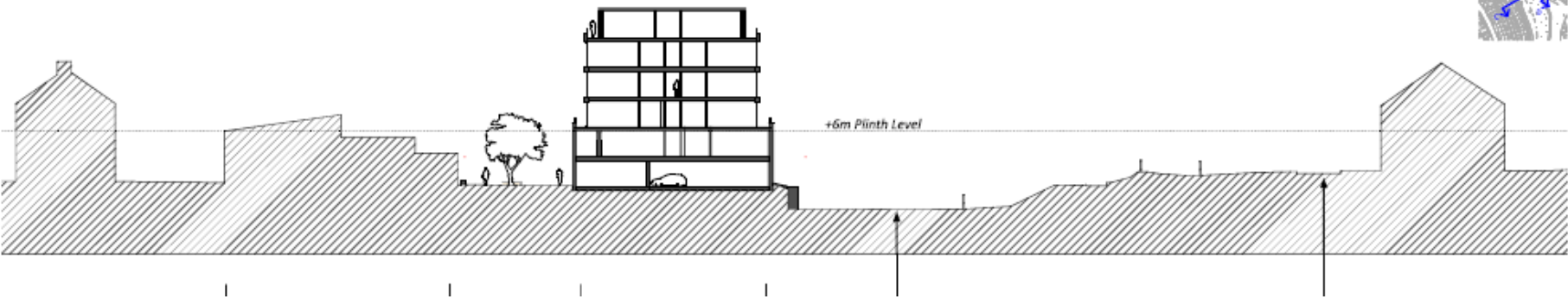
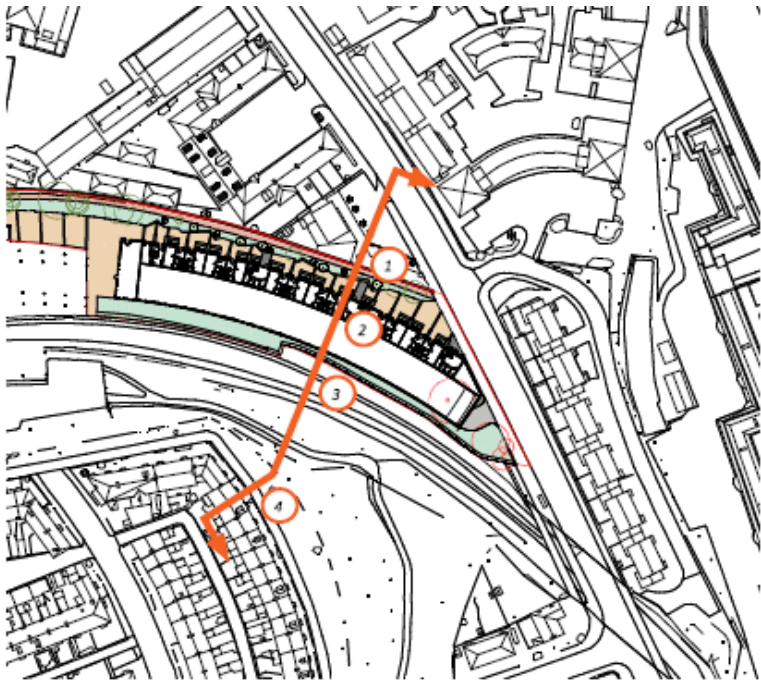
Architectural Section 0  
 Scale: 1/8" = 1'-0"

Architectural Section 0  
 Scale: 1/8" = 1'-0"



Scale  
*Building Section 03*

---

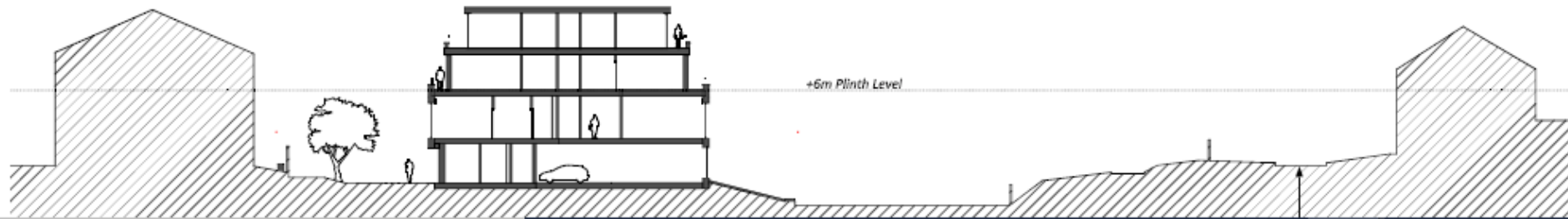
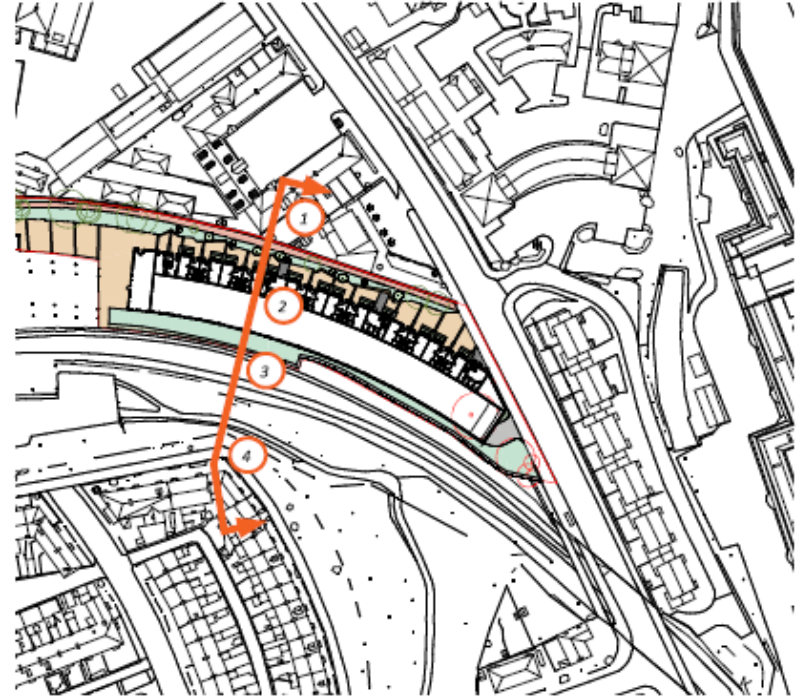


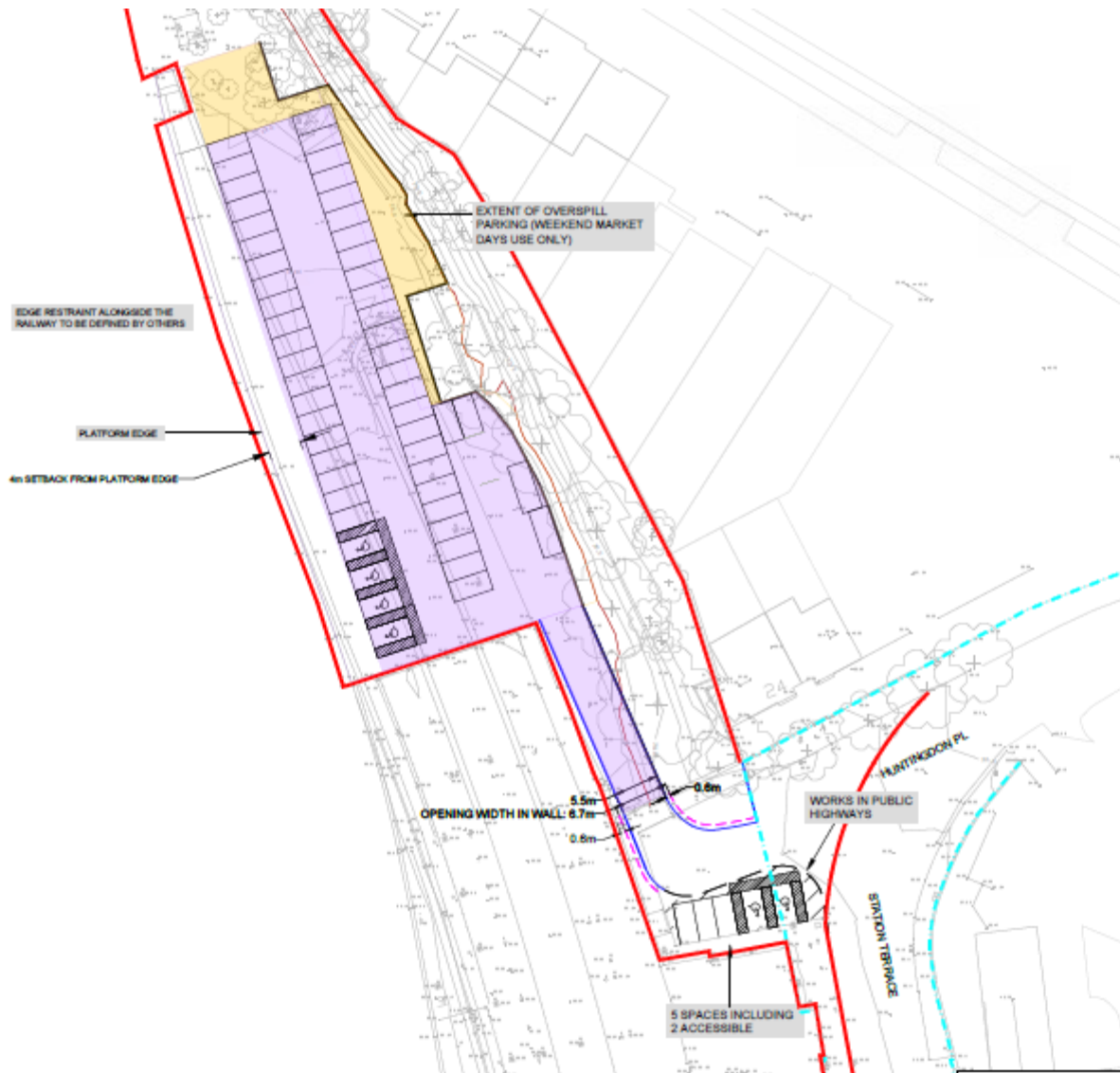
---

Scale

*Building Section 02*

---





	INDICATIVE REDLINE BOUNDARY
	PROPOSED KERBLINE
	0.6M VERGE
	PROPOSED HARDSTANDING SURFACE
	OVERSPILL PARKING WEEKEND ONLY
	INDICATIVE PUBLIC HIGHWAYS BOUNDARY

NOTES:

1. BASE DRAWING: Tynemouth Station Topographic Survey 03-2017.dwg (RECEIVED 14-1-2017)
2. PERMANENT NUMBER OF PARKING SPACES (INCLUDING 6 ACCESSIBLE SPACES): 50
3. REDLINE BOUNDARY: Tynemouth barrier and kerb line sketch.dwg (RECEIVED 06/05/2022)

E	REDLINE BOUNDARY	05/22	MS	SAJ	SAJ
D	REV OVERSPILL PARKING	08/21	MS	SAJ	SAJ
C	MINOR AMENDMENTS	01/20	MS	SAJ	SAJ
B	COBE MASTERPLAN ADDED	10/19	MS	SAJ	SAJ
A	REVISED CAR PARK LAYOUT	06/19	MS	SAJ	SAJ

Version	Details	Date	Drawn	Checked	Appr'd
---------	---------	------	-------	---------	--------

CLIENT

STATION DEVELOPMENTS

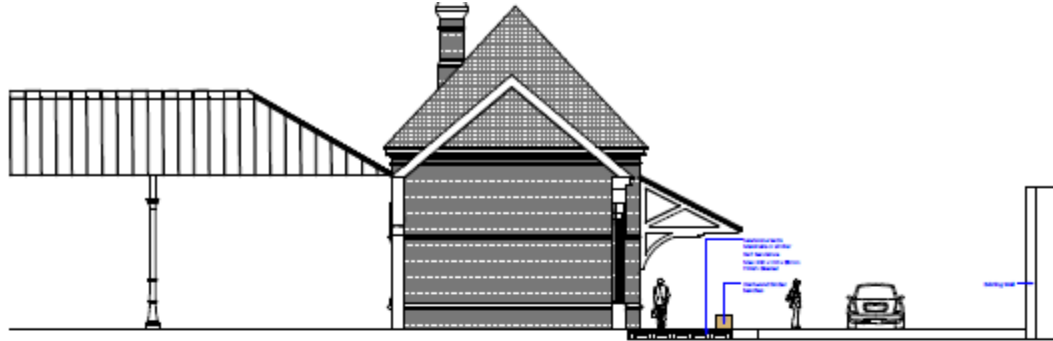
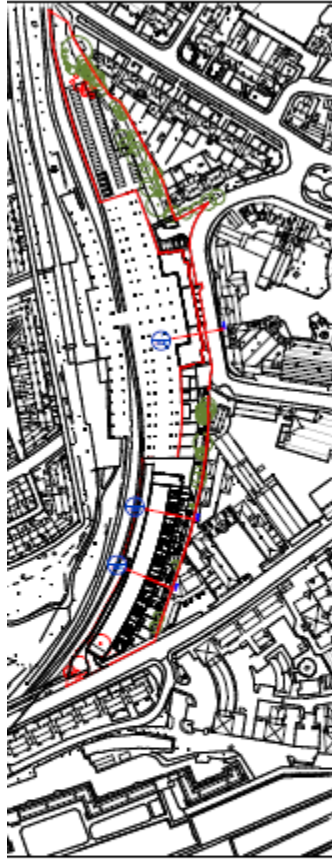
PROJECT

TYNEMOUTH STATION

DRAWING TITLE

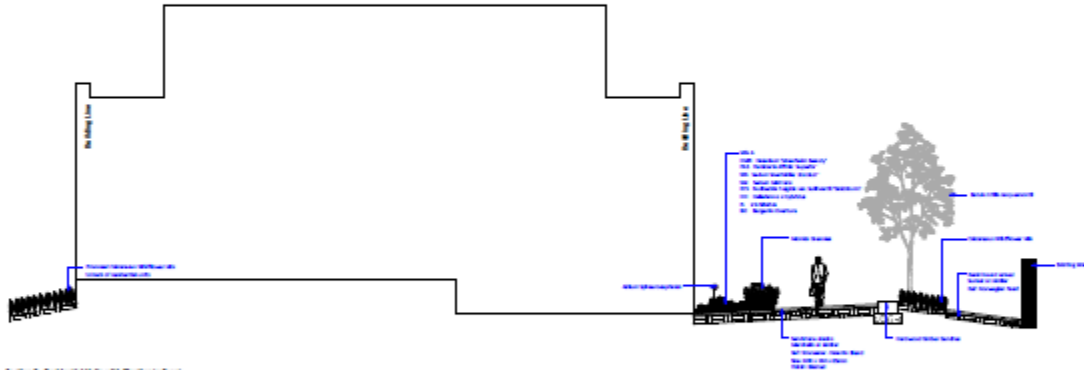
PROPOSED NORTHERN CAR PARK PLAN

DRG No	SCALE	DATE
JN1402-Dwg-0028E	1:500 @ A3	MAY 2022
DRAWN BY	CHECKED BY	APPROVED BY
MS	SAJ	SAJ



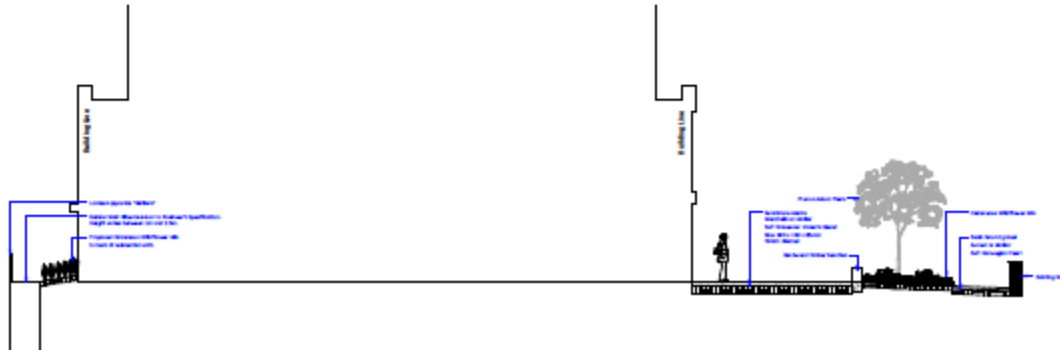
Section 1 - Driveway Surface & Garage Entrance

1/1/20

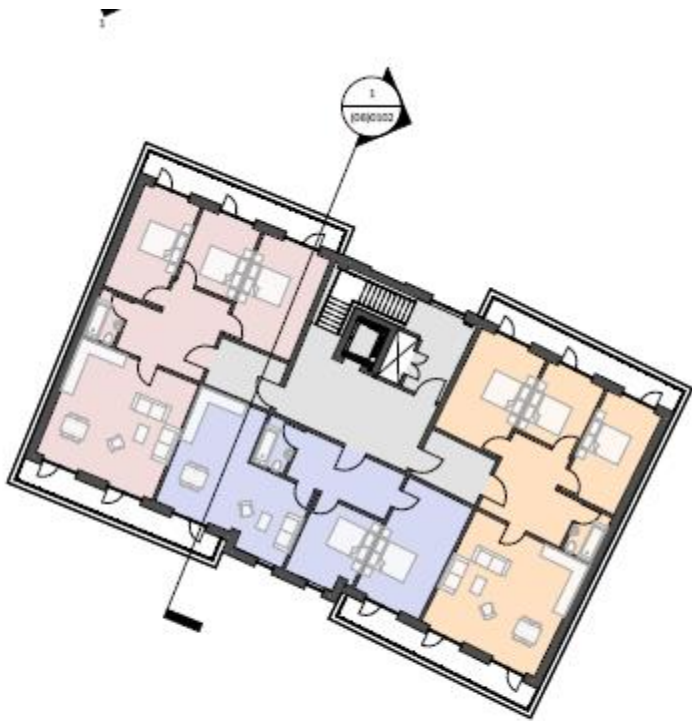


Section 2 - Residential Drive with Planting in Front

1/1/20





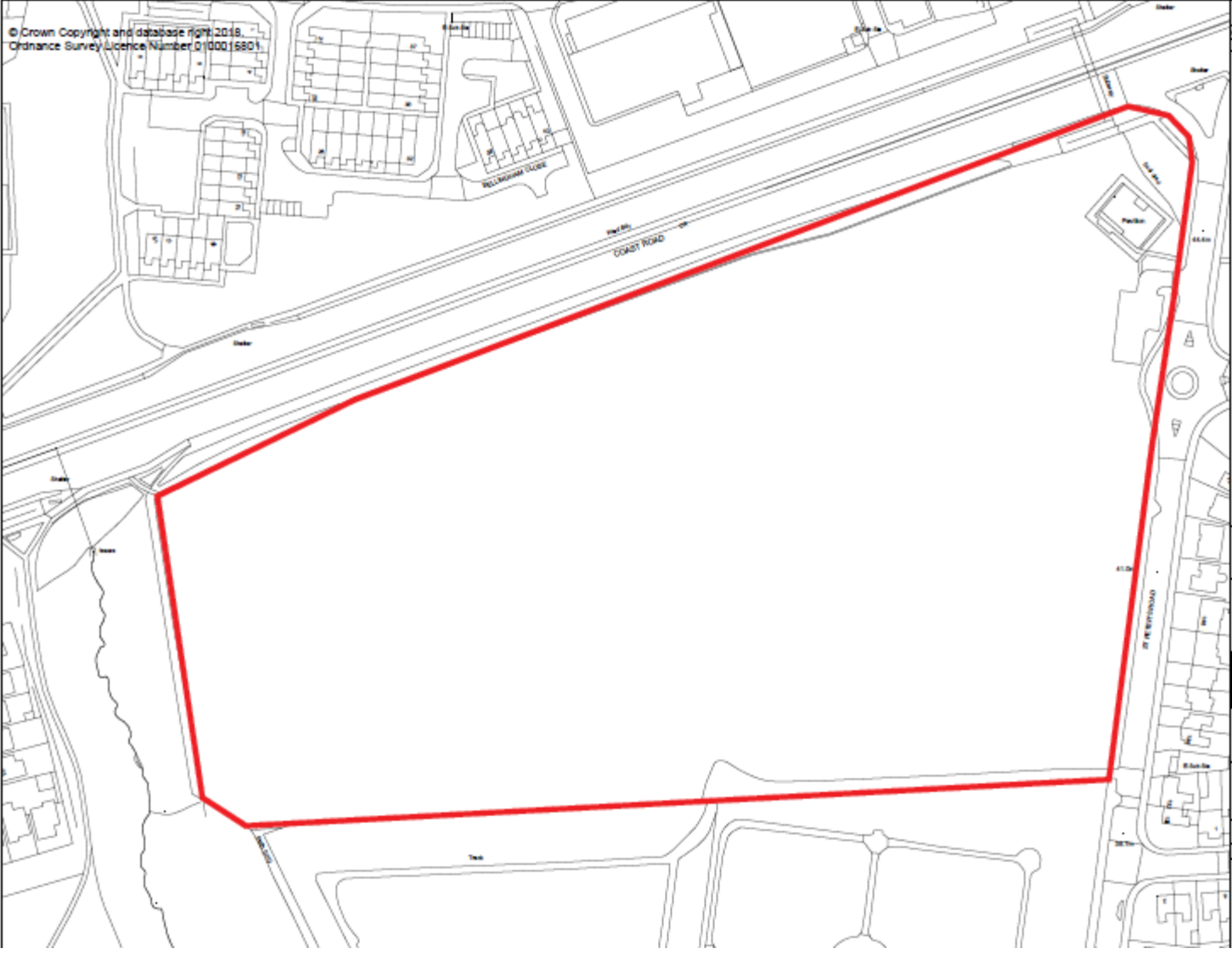




22/01053/FUL

- Location: Football Pitches West Of St Peters Road, Wallsend
- Proposal: The development of a new sports hub at St Peters Playing Field (west) which includes, New sports pavilion / clubhouse / Multi use community space. New 3G AGP (artificial grass pitch) New site fencing, car parking and other ancillary facilities
- Applicant: North Tyneside Council
- Ward: Howdon

© Crown Copyright and database right 2018.  
Ordnance Survey Licence Number 0100015801





Alexandrea Way

Lidl

A1058

Drysdale's

Bellingham Cl

Wallsend RFC

Coast Rd

Caesar Way

Roman Ct

Detail Doctor

colin mitcheson driving instructor






Luksydesignscustoms

St Oswald's Rd

Tyne Decor

Bede Cr

Google

-  **EXISTING TREE PLANTING**  
Subject to an arboriculture survey, trees and vegetation will be retained in favour of new planting and mature trees (including any old chest and hornbeam trees) will be retained in the development.
-  **PROPOSED TREE PLANTING**  
New tree planting will be retained in the boundaries of the site, taking account of the ground. Tree planting will mitigate the effects of the development and improve the visual amenity of the area.  
Planting will be subject to an arboriculture survey and will be subject to a tree preservation order (TPO) if appropriate. The following species are proposed for planting: Ash, Beech, Elm, Hawthorn, Hornbeam, Linden, Maple, Oak, Sycamore, Willow, Yew, etc. The species of planting will be subject to an arboriculture survey and will be subject to a tree preservation order (TPO) if appropriate.
-  **WILFLOWER MEADOWS**  
Use of wildflower meadows will be managed for ecological benefit. Areas of wildflower meadow will be managed with the building and use plan.  
Wildflower meadows will be managed for ecological benefit. Areas of wildflower meadow will be managed with the building and use plan. The species of planting will be subject to an arboriculture survey and will be subject to a tree preservation order (TPO) if appropriate.
-  **NATIVE HEDGEROWS**  
Areas in the boundaries of the site and set back will be planted with native hedgerow to help screen and filter views to the land while maintaining the use of the facility. Hedgerows will provide additional biodiversity.  
Native hedgerows will be planted with native species. The species of planting will be subject to an arboriculture survey and will be subject to a tree preservation order (TPO) if appropriate.
-  **STANDARD TREE PLANTING**  
Areas in the boundaries of the site and set back will be planted with native hedgerow to help screen and filter views to the land while maintaining the use of the facility. Hedgerows will provide additional biodiversity.  
Standard tree planting will be planted with native species. The species of planting will be subject to an arboriculture survey and will be subject to a tree preservation order (TPO) if appropriate.

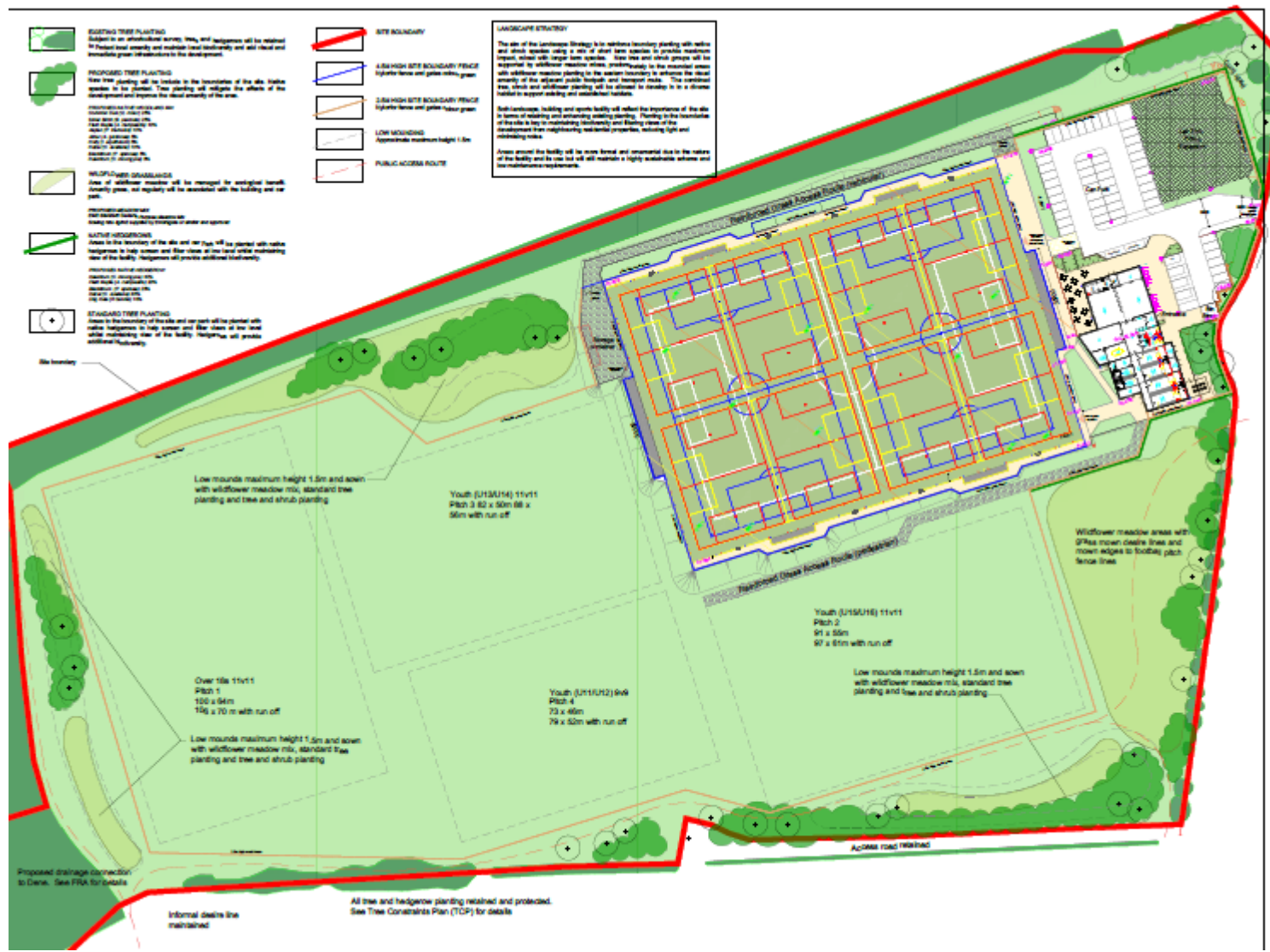
-  **SITE BOUNDARY**
-  **4.5M HIGH SITE BOUNDARY FENCE**  
Hedge fence and green fence
-  **2.5M HIGH SITE BOUNDARY FENCE**  
Hedge fence and green fence
-  **LOW HEDGEROW**  
Approximate maximum height 1.5m
-  **PUBLIC ACCESS ROUTE**

**LANDSCAPE STRATEGY**

The aim of the landscape strategy is to enhance boundary planting with native and shrub species using a mix of short term species to provide maximum impact whilst using longer term species. Tree and shrub groups will be supported by wildflower meadow mow, hedgerows in the retained areas with wildflower meadow planting in the screen boundary to enhance the visual amenity of the adjacent public highway and transport route. The combined tree, shrub and wildflower planting will be chosen to provide a diverse habitat to support wildlife and sustainable habitats.

Soft landscape, building and sports facility will reflect the importance of the site to terms of retaining and enhancing existing planting. Planting within boundaries of the site is key to maintaining biodiversity and filtering views of the development from neighbouring residential properties, retaining light and maintaining noise.

Areas around the facility will be more formal and ornamental due to the nature of the facility and the site will maintain a highly sustainable scheme and low maintenance requirements.



Low mounds maximum height 1.5m and sown with wildflower meadow mix, standard tree planting and tree and shrub planting

Youth (U15/U14) 11v11  
Pitch 3 82 x 50m 68 x 55m with run off

Over 15a 11v11  
Pitch 1  
100 x 94m  
106 x 70 m with run off

Low mounds maximum height 1.5m and sown with wildflower meadow mix, standard tree planting and tree and shrub planting

Youth (U11/U12) 9v9  
Pitch 4  
73 x 45m  
76 x 52m with run off

Youth (U15/U14) 11v11  
Pitch 2  
91 x 55m  
97 x 61m with run off

Low mounds maximum height 1.5m and sown with wildflower meadow mix, standard tree planting and tree and shrub planting

Wildflower meadow areas with 17ha mown cattle lines and mown edges to football pitch fence lines

Proposed drainage connection to Dene. See PFA for details

Informal cattle line maintained

All tree and hedgerow planting retained and protected. See Tree Constraints Plan (TCP) for details

A2000 ROAD FRONT

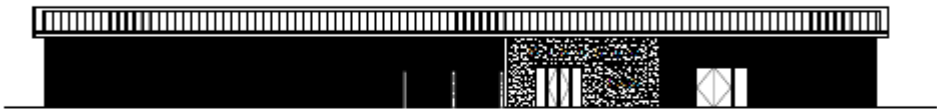
A1		1/4" = 1'-0"
NO.	DATE	SCALE



Architectural Elevation  
View Direction (1)



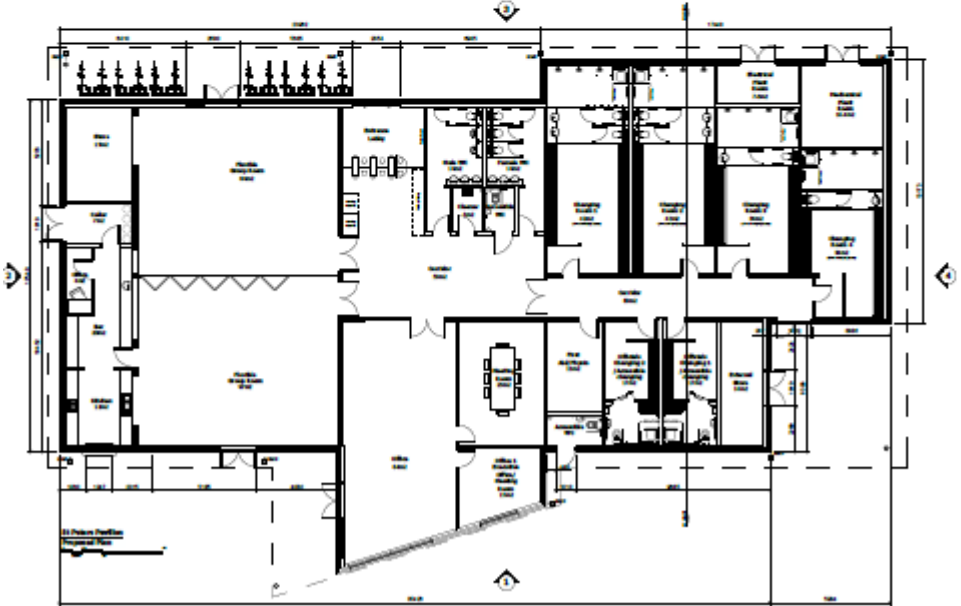
Architectural Elevation  
View Direction (2)



Architectural Elevation  
View Direction (3)



Architectural Elevation  
View Direction (4)



MATERIAL SCHEDULE	
NO.	DESCRIPTION
1	Concrete Floor Finishing
2	PTV Coated Steel Deck, Panels & Sill
3	PTV Coated Reinforced Concrete Slab
4	Steel Channel Roof Brak (20)
5	PTV Coated Corrugated Metal
6	PTV Coated Floor Slab
7	PTV Coated Pile Cap
8	Steel Deck, PTV Coated

- NOTES:
- 1. See Structural Notes
  - 2. Structural Reinforcement and other requirements
  - 3. All dimensions are approximate unless noted by callout or otherwise specified. Topographic details shall refer to the attached drawings.
  - 4. See Title
  - 5. General: All dimensions are in meters. All dimensions shall be rounded up to the next millimeter.
  - 6. Materials: All materials shall be as per the attached drawings and specifications.

GFA = 725sqf

APPROVED FOR CONSTRUCTION

**APPROVED FOR CONSTRUCTION**

**APPROVED FOR CONSTRUCTION**

**APPROVED FOR CONSTRUCTION**

Project Name: [Blank]

Project Location: [Blank]

Project No: [Blank]

Scale: [Blank]

Date: [Blank]

North Symbol: [Blank]

Design Office: [Blank]

Project Manager: [Blank]

Architect: [Blank]

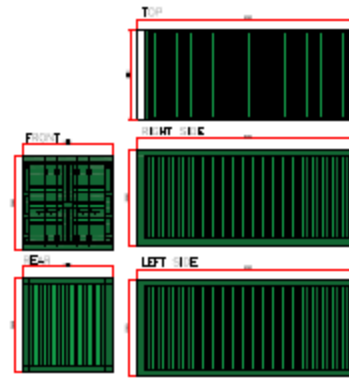
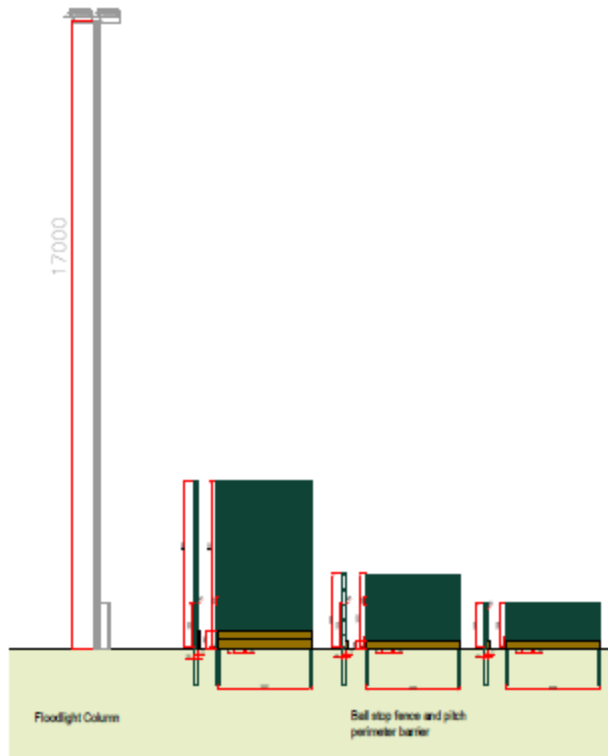
Client: [Blank]

Site: [Blank]

Scale: [Blank]

Date: [Blank]

Hockey Pitch



Maintenance Steel Storage Container

22/00755/FUL

- Location: Unit 14, Wesley Way, Benton Square Industrial Estate
- Proposal: Variation of conditions 1 (approved plans), 10 (holding area) and 11 (height limit) of planning approval 10/00552/FUL - to permit the display of goods externally
- Applicant: Joseph Parr (Tyne & Wear) Ltd
- Ward: Killingworth



Health & Safety Training

Wesley Way

L&M Motoring Services

UK Recycling

Wesley Way

Tyne Vehicle Buyer  
Used car dealer

Heaton Glass & Glazing

Crosby Hire  
Catering supplier

Wesley Dr

Kenmar House

Benton Square  
Industrial Estate

Wesley Way

Joseph Parr  
(Tyne & Wear)  
Building materials supplier

Central Employment  
Training

St Aidan's Ave

Wesley Dr

V bites

Whitley Rd

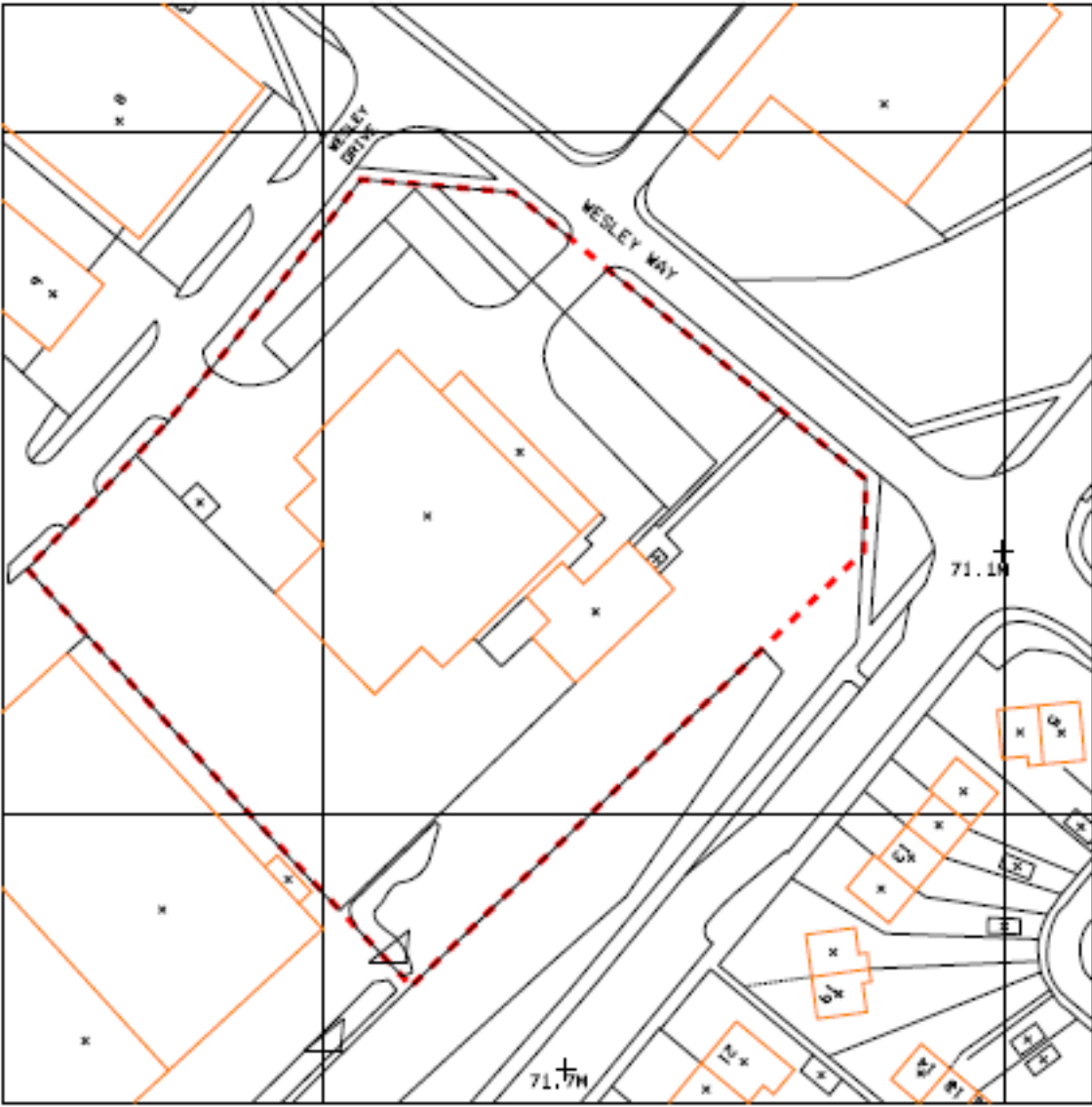
McDougal & Breen  
Used car dealer

Aidan Cl

Aidan Cl

Google





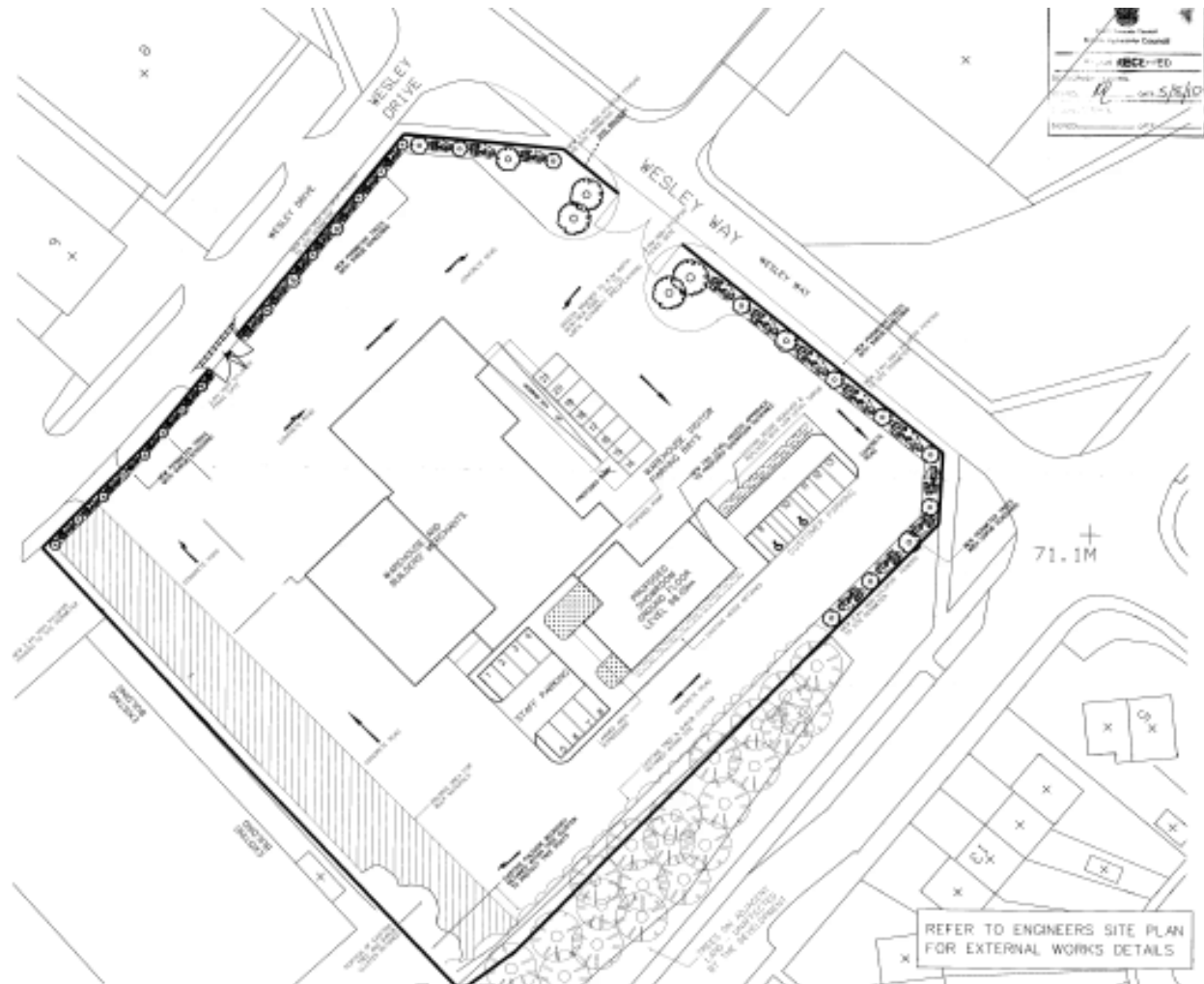
7

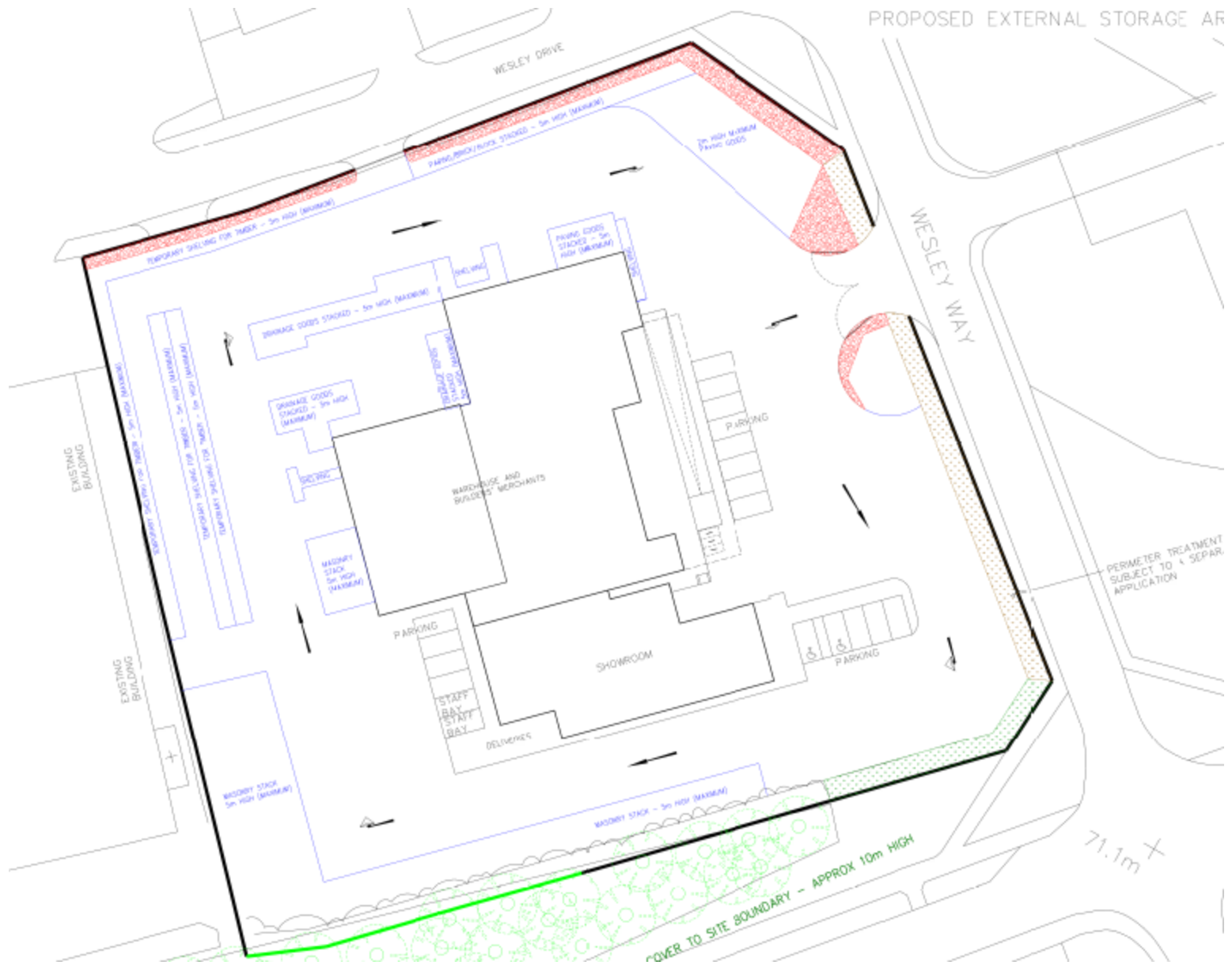
7

0 0 0

0 0 0

# Approved Site Layout





PROPOSED EXTERNAL STORAGE AREA

WESLEY DRIVE

WESLEY WAY

EXISTING BUILDING

EXISTING BUILDING

WAREHOUSE AND MERCHANTS

SHOWROOM

PARKING

PARKING

STAFF BAY

STAFF BAY

DELIVERIES

PARKING

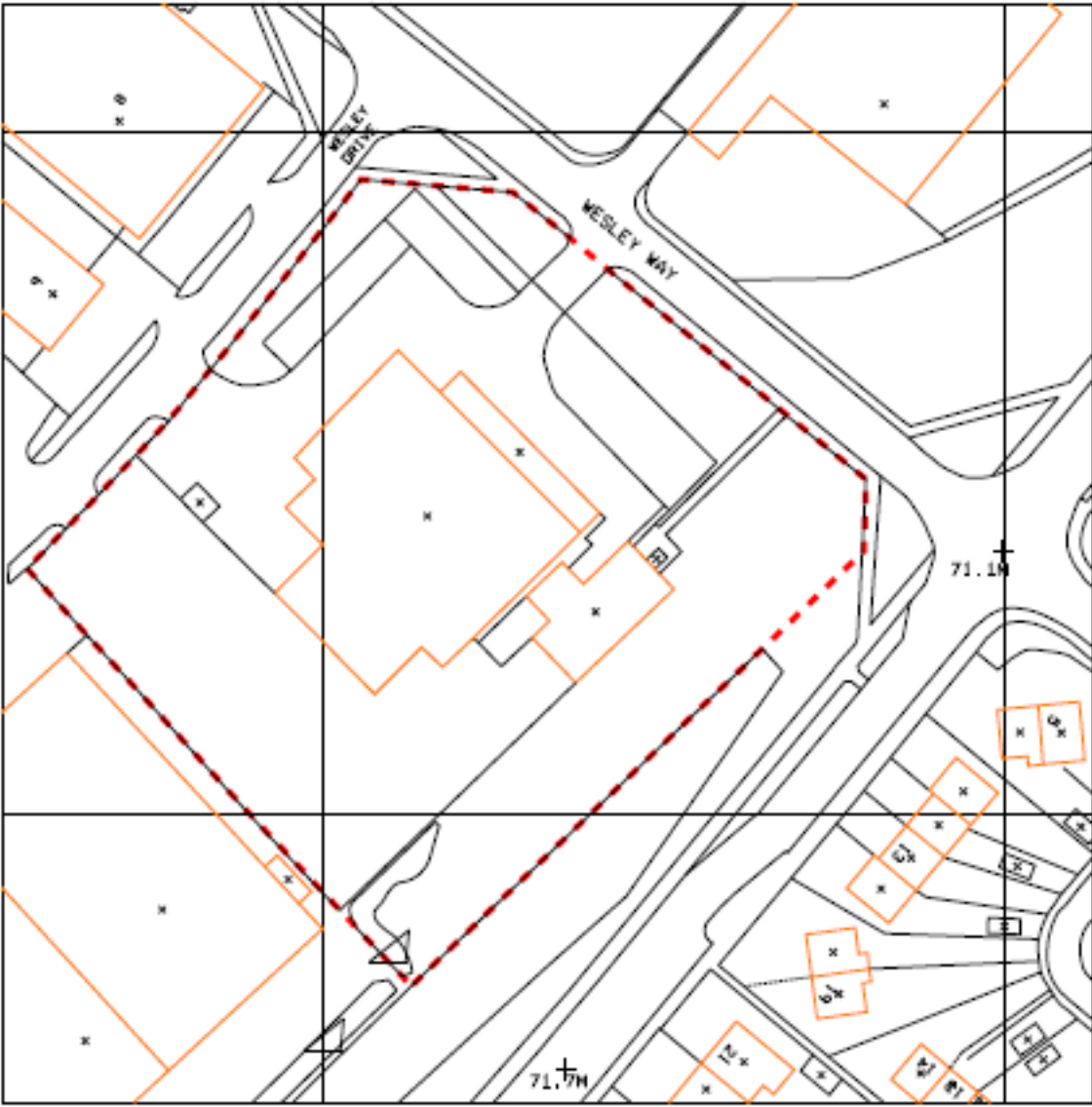
PERIMETER TREATMENT SUBJECT TO A SEPAR. APPLICATION

COVER TO SITE BOUNDARY - APPROX 10m HIGH

71.1m + 0

22/00603/FUL

- Location: Unit 14, Wesley Way, Benton Square Industrial Estate
- Proposal: Variation of conditions 12 and 13 of planning approval 10/00552/FUL - amendments to landscaping layout
- Applicant: Joseph Parr (Tyne & Wear) Ltd
- Ward: Killingworth



7

7

0 0 0

0 0 0



Health & Safety Training

Wesley Way

L&M Motoring Services

UK Recycling

Tyne Vehicle Buyer  
Used car dealer

Heaton Glass & Glazing

Crosby Hire  
Catering supplier

Kenmar House

Wesley Dr

Benton Square  
Industrial Estate

Joseph Parr  
(Tyne & Wear)  
Building materials supplier

Wesley Way

Central Employment  
Training

St Aidan's Ave

Wesley Dr

Whitley Rd

V bites

McDougal & Breen  
Used car dealer

Aidan Cl

Aidan Cl

Google

# Approved landscaping scheme





**GRAVEL PERIMETER TREATMENT**  
 Red 60mm gravel layer spread over open graded crushed stone subbase to accommodate permeability. All gravel prewashed and kept free from debris and litter.

**HEDGE 1 PERIMETER TREATMENT**  
 Provision for a native mix of:  
 Hazelhorn 60mm, Cell Green, Blackthorn 60mm, Cell Green, Holly 20mm, 1-ltr Palm, Hazel 20mm, Cell Green, Guelder Rose 20mm, Cell Green

**HEDGE 2 PERIMETER TREATMENT**  
 Provision for Laurel Hedge, 3 per linear metre in a double row with 450mm linearly and 500-600mm between rows at 400-600mm high

**HEDGE PLANTING PREPARATION AND METHOD**  
 NB: For guidance only to be superseded by professional landscape installer

1. Clear the area where you are going to plant the hedge. Remove any grass, weeds, branches or other plants. Top the area where the hedge is going to be planted and dig over the top 100mm layer.
2. Dig the holes or trenches.
3. Dig the trenches in a continuous fashion to the depth of the rootball plus 50mm. Break up the soil in the bottom of the hole to at least another spade/hoel depth so the roots can get into the soil easily. Add a loam-based compost (such as John Innes No.3 compost) or a good quality top soil to bottom of the trench. In addition, add controlled release feed such as such as Dominate to the base.
4. Put the plant in the hole. When placed, make sure the top of the rootball is 25-50mm below the top of the soil surface and not protruding above the top of the hole.
5. Fill the soil back into the hole. Carefully shovel the soil back into the hole and firm with your heel around the sides to make sure the rootball is firmly placed in the soil. Mulch to a depth of 75mm after planting to prevent weeds.
6. Aftercare. Ensure plants are well-watered during dry spells for the next two years. Top-dress annually with a general-purpose fertiliser, such as Growmore at 70g per sqm, and re-apply mulch as require. Keep the hedge on each side weed-free.

Details of landscaping maintenance for 5 years - Monthly maintenance visits to be carried out by Landscape 30 to carry out weeding, watering, and litter picking. Any plants that do will be removed and replaced by Landscape 30 in the immediate following season, should immediate replanting not be feasible.