

Application No: 20/00321/FUL

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Target decision date: 6 May 2021

Ward: Monkseaton South

Application type: full planning application

Location: Friends Meeting House, 23 Front Street, Whitley Bay, Tyne And Wear, NE25 8AQ

Proposal: Conservation and renovation of the pre-1911 elements of the building. Demolition of the existing front porch and rear extensions of the building dating from 1911 to 1980. Construction of a new front porch (modelled on the existing) and rear extension connected to the main building. The front and rear gardens will be remodelled to provide access for all. **REVISED PLANS, DESIGN & ACCESS STATEMENT & APPLICATION FORM submitted 18.08.22******

Applicant: Clerk Of The Monkseaton Meeting, Mr Ian Thompson Friends Meeting House 23 Front Street Whitley Bay Tyne And Wear NE25 8AQ

Agent: Countryside Consultants, Mr Ian Wells Townhead Alston CA9 3SL

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Main Issues

The main issues in this case are;

- The principle of the proposed development;
- The impact on the character and appearance of the site and the surrounding area;
- The impact upon residential amenity; and
- The impact on the highway.

1.2 Consultation responses and representations received as result of the publicity given to this application are set out in the appendix to this report.

2.0 Description of the Site

2.1 The site to which the application relates is the Friends Meeting House, which is located at 23 Front Street within the designated Monkseaton Conservation Area and the district centre of Monkseaton. The property, which dates from the 18th Century, is north western facing with gardens to the front and rear. Alder House, a four-storey flat roofed building consisting of residential flats is attached

to the site to the south west. No.21 Front Street, a two-storey residential dwelling, is attached to the site to the north east. The rear garden of No.4 Bygate Road, a detached two storey dwelling, abuts the application site to the south. The application site has a rear access from Bygate Road.

2.2 The application site is included on the Council's register of buildings and parks that are of special local architectural and historic interest.

3.0 Description of the Proposed Development

3.1 The proposal relates to the following works:

- Demolition of the existing front porch and rear extensions of the building dating from 1911 to 1980.
- Construction of a new front porch (modelled on the existing) and single and two storey rear extensions connected to the main building.
- Remodelling of the front and rear gardens to provide access for all.
- Conservation and renovation of the pre-1911 elements of the building

4.0 Relevant Planning History

80/00208/FUL - Extension at rear of existing building to form lavatories – Approved 18.04.1980

No.21 Front Street:

14/00476/FUL - 21, Front Street. Larger detached garage with access from Bygate Road – Approved

5.0 Development Plan

5.1 North Tyneside Local Plan (2017)

6.0 Government Policy

6.1 National Planning Policy Framework (NPPF) (July 2021)

6.2 National Planning Practice Guidance (NPPG) (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

6.0 Main Issues

6.1 The main issues in this case are;

- The principle of the proposed development;
- The impact on the character and appearance of the site and the surrounding area;
- The impact upon residential amenity;
- The impact on the highway; and
- The impact on biodiversity.

7.0 Principle

7.1 The Local Plan (LP) was adopted in July 2017 to guide development in the period up to 2032. The council acknowledges that the policies contained within the LP predate the publication of the revised NPPF. However, it is clear from paragraph 219 of the NPPF that "... existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)." The Council considers that the LP policies set out in this report are consistent with the NPPF and can be afforded significant weight.

7.2 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.

7.3 Strategic Policy S1.4 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.

7.4 Policy DM1.3 of the Local Plan 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.

7.5 Policy S3.2 'Hierarchy of Centre's defines the area where the application site is located as within the 'district centre' of Monkseaton. Paragraph 6.1 of the Local Plan states that references to town centres or centres apply to town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Paragraph 6.2 states that town centres act as key locations for a diverse range of uses such as retailing, leisure, offices, cultural activities, community facilities and also provide an important, sustainable location for housing.

7.6 Policy S1.1 Spatial Strategy for Sustainable Development of the Local Plan states that most tourist and cultural facilities and accommodation will be focused:

- i. within the main urban area; and,
- ii. at areas such as the Coast, riverside and main town centres of Whitley Bay, North Shields and Wallsend, including the World Heritage Site at Segedunum Roman Fort.

7.7 Policy S7.10 states that the Council will ensure that local provision and resources for cultural and community activities are accessible to the neighbourhoods that they serve. Specifically, it advises that existing provision will be enhanced, and multi-purpose use encouraged, providing a range of services and resources for the community, at one accessible location and that opportunities to widen the cultural offer will be supported.

7.8 Significant objection was received in relation to the original development proposals for the application site, which included a detached garden room within the rear curtilage. Since this time, the applicant has submitted revised proposals which have omitted the detached garden room and introduced a new single storey rear extension which will be attached to the rear elevation of the main building. It is understood that concerns still remain regarding the intensification of the use of the host premises as a result of the proposed works. These concerns are noted.

7.9 However, within the submitted Design and Access Statement it is advised that the Meeting House is currently used by the local and area Quaker community for worship and social events. In addition, regular bookings are taken from individuals and organisations who need a quiet space and whose activities are in line with the Quaker testimonies, for example adult education, Buddhist retreats, therapy, mindfulness, craft workshops and continuing professional development. The applicant would like to see these sorts of activities continue and grow incrementally. The applicant has advised that they are willing to invest significant sums of money in the building enhancing its features and believe this will be of benefit to the local community. However, they can only justify this investment if it increases the building's use and if that use is sustainable. Without some room hire income the investment is not viable.

7.10 It is clear that the application site needs improvement and investment to be able to continue operating in a sustainable manner and it is considered that the principle of the proposed works to the building are in accordance with the above policies. In particular, with policy S7.10 in that the proposals will not result in any material change of use of the application site, but will enhance and expand the quality of accommodation, services and resources available at this accessible district centre location, providing an opportunity to widen the cultural offer.

7.11 Members must determine whether the proposed development is acceptable on this site and whether it is in accordance with the relevant local and national policies. It is officer advice that the principle is acceptable.

8.0 Character and Appearance

8.1 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.

8.2 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).

8.3 Para.199 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.

8.4 Policy DM6.1 'Design of Development' 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. Proposals are expected to demonstrate:

- a. A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;
- b. A positive relationship to neighbouring buildings and spaces;
- c. A safe environment that reduces opportunities for crime and antisocial behaviour;
- d. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport;
- e. Sufficient car parking that is well integrated into the layout; and,
- f. A good standard of amenity for existing and future residents and users of buildings and spaces.

8.5 Policy S6.5 Heritage Assets states that North Tyneside Council aims to pro-actively preserve, promote and enhance its heritage assets, and will do so by:

- a. Respecting the significance of assets.
- b. Maximising opportunities to sustain and enhance the significance of heritage assets and their settings.
- c. Targeting for improvements those heritage assets identified as at risk or vulnerable to risk.
- d. Seeking and encouraging opportunities for heritage-led regeneration, including public realm schemes.
- e. Supporting appropriate interpretation and promotion of the heritage assets.
- f. Adding to and keeping up-to-date the Borough's heritage asset evidence base and guidance. Examples include conservation area character appraisals, conservation area boundary reviews, conservation area management strategies, conservation statements/plans, registers of listed and locally registered buildings, the historic environment record and buildings at risk registers.
- g. Using the evidence it has gathered, implement the available tools to conserve heritage assets, such as Article 4 Directions and Building Preservation Notices.

8.6 Policy DM6.6 Protection, Preservation and Enhancement of Heritage Assets 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 effects of the development and influencing proposals accordingly.

8.7 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.

8.8 The Council's "Design Quality" SPD states that each individual property contributes to the street scene and, as a result, the overall character of an area. It advises that an analysis of the immediate surroundings should form the foundation of any design. This must consider:

- a) Whether or not the property is listed, or is contained within a conservation area;
- b) The location of the extension in relation to the public zone of the street and the nature of that streetscape;
- c) The effect that the extension will have on adjacent properties and land;
- d) The effect that the extension will have on the existing property; and
- e) The forms and scale of existing built structures near the site.

8.9 The SPD states that boundary treatments can help to contribute towards the character of an area, improve the public realm and contribute towards natural surveillance and safety.

8.10 The Monkseaton Conservation Area Character Appraisal (2006) places the application site within the Village Core. It states that the historic buildings at the steepest part of Front Street, which includes the Friends Meeting House, have a certain collective presence which seems to place them higher up the hierarchy of buildings in the area. The CA also refers to the back garden of the application site as being amongst some of the most secluded and rich in the area, bounded by sandstone walls and tucked away in the tight development pattern.

8.11 The application site is included on the Council's register of buildings and parks that are of special local architectural and historic interest. This describes the building as an unusually vertically-emphasised building, with a steeply

pitched tiled roof and tall, steeply pitched half-dormers. The building is difficult to age from its style; internally it has features that could be 18th century, but the building has seen some work in subsequent decades. It is an attractive building that stands out on Front Street, with an interesting connection to Quakers in North Tyneside.

8.12 The proposed works consist of: Ramped access to a replacement front porch, secure cycle parking and new hard landscaping, noticeboard, and low maintenance soft landscaping to the front garden; Demolition of existing 20th Century extensions; Two storey rear extension; Single storey rear extension and works to the rear garden to provide access for all to the garden space.

8.13 The Council's Planning Policy Officer advising on design and conservation has been consulted and raised no objections to the revised plans, noting that although the loss of historic fabric associated with the demolition of the existing front porch is regrettable, the new porch will be modelled on the existing design and provide better access into the building. He has advised that the overall difference in appearance to the front of the building because of these works will be minor. He has also commented that the proposed two storey rear extension has been sensitively designed and complements the form and character of the original building by a continuation of the established architectural design. The scale of the extension is subservient to the main building with a lower roof height. The existing window in the rear elevation will be re-used in the new extension.

8.14 He has noted that the proposed single storey extension takes a different design approach with a contrasting contemporary design and that this extension is unlikely to be seen from any key viewpoints within the conservation area. The new location of the extension/garden room helps to retain a larger area of the garden, therefore retaining its significance.

8.15 The extension would require the demolition of part of a historic stone boundary wall. It is proposed to reuse the stone for new walls and garden planters. Any further stone which is suitable for reuse will be made available for repairs to other sections of the wall.

8.16 Members need to consider whether the proposed works are acceptable and determine whether they will harm the character and appearance of the host site and the conservation area. It is officer advice that, on balance, taking into account the public benefits of the proposed development, the proposal is acceptable in terms of design, scale; and the relationship with the surrounding area.

9.0 Residential Amenity

9.1 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.

9.2 The NPPF states that planning should always seek to ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

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 A significant number of objections were submitted by and on behalf of local residents with regard to the impact of the proposed development on their residential amenity in terms of increased comings and goings to the site, increase activity within the site and the impact of the garden room on neighbouring privacy and amenity. These concerns are noted.

9.6 Since the application was originally submitted the plans have been revised to omit the detached garden room and to replace it with a single storey rear extension, which will be attached to the main building and located adjacent to the south western boundary with Alder Court. Due to the relationship of the host premises with Alder Court, it is not considered that this will result in any significant adverse impact on the amenity of the occupants of this development in terms of loss of outlook, daylight, sunlight or privacy.

9.7 The proposed single storey extension will also be located several metres from the shared boundary with No.21. It will have clear glazing to the south (rear facing) elevation only and an opaque glazed openable window on the northern end of the eastern facing wall for natural ventilation and daylight purposes. The applicant has advised that the window in this location does not overlook No.21's garden and that it is behind a high garden wall and a screen of verdant planting. It is considered that the revisions to the scheme have adequately addressed the potential impact on No.21's privacy.

9.8 The proposed two storey rear extension will not extend beyond the main rear elevation of No.21 and will not be visible from the rear habitable windows of this property. As such, it will not result in harm to the current standard of outlook,

daylight, privacy or sunlight currently enjoyed by the occupants of this dwelling. Concerns have been raised with regard to the attachment of the extension to No.21's wall. Such matters cannot be considered under this planning application. It is the applicant's responsibility to ensure that they comply with all other separate relevant legislation, i.e. the Party Wall Act and building regulations.

9.9 Whilst the concerns regarding the use of the application site are noted, it must be pointed out that the LPA currently has no control over the way in which the Friends Meeting House is operated, i.e. access to the site, opening hours, activities, etc. The proposed works do not constitute a change of use of the application site and it would therefore be unreasonable of the LPA to attach conditions to control the use and the opening hours. Any conditions must be solely relevant to the proposals put forward as part of this planning application, i.e. the extensions.

9.10 Nevertheless, the applicant has confirmed that access to the new room, as for the rest of the property, will generally be via the front porch on Front Street, and therefore will minimise movement through the rear garden. It is considered reasonable to attach conditions to ensure that all new rear windows and doors associated with the development are kept closed after 9pm to ensure that there is minimal disturbance to neighbouring occupiers during the later evening at a time when they can reasonably expect peace and quiet in their homes. Conditions to prevent the playing of live or amplified music within the extensions are also considered reasonable. The Council's Environmental Health Officer has also raised no objections, subject to conditions to ensure that if any new external lighting or new external plant or equipment is proposed to be installed full details must first be submitted to and approved by the LPA.

9.11 Members need to consider whether the impact on the amenity of the occupiers of nearby residential dwellings is acceptable. It is officer advice that the impact on amenity is acceptable subject to advice from the Environmental Health team and the suggested conditions.

10. Highway Impact

10.1 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.

10.2 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.

10.3 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.

10.4 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.

10.5 The Transport and Highways SPD set out the parking standards for new development.

10.6 Concerns have been raised with regard to the impact of the proposed works on the highway network in terms of introducing an increase in vehicular traffic and exacerbation of existing problems. These concerns are noted. However, the Council's Highway Network Manager has been consulted and has noted that the use of the site has been established for some time and he has recommended approval of the application.

10.7 Members need to determine whether the proposed development is acceptable in terms of the impact on the highway network. It is officer advice that it is.

11.0 Impact on Biodiversity

11.1 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.

11.2 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.

11.3 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.

11.4 Policy DM5.5 of the Local Plan states that all development proposals should amongst other matters protect biodiversity and minimise the fragmentation of habitats and wildlife links.

11.5 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.

11.6 Objections have been received in response to the potential impact on biodiversity.

11.7 In response to the original public consultation on the application, the Council's Biodiversity Officer requested that a Bat Risk Assessment be submitted

due to the nature of the proposed works and the type and building. The applicant subsequently submitted an Ecological Impact Assessment and Bat Survey. In response, the Biodiversity Officer raised no objections subject to the attachment of a number of conditions to ensure that all works are carried out in accordance with the Bat Method Statement, the installation of a bat box, no vegetation removal during the bird nesting season, escape methods for mammals and that all external lighting will be low level.

11.13 Members must consider whether the impact on biodiversity is acceptable. Officer advice is that the proposed works are acceptable subject to the suggested conditions.

12.0 Other Issues

12.8 Ground Stability

12.9 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.

12.10 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.

12.11 The application site is located within a Coal Authority referral area and a Contaminated Land buffer zone.

12.12 Concerns have been raised by local residents that the submitted Coal Report does not apply to the extensions to the main building, only to the originally proposed detached garden room. However, the Phase 1: Coal Mining Desk Top Study Report (preliminary coal mining risk assessment) has been reviewed by the Coal Authority and the Council's Contaminated Land Officer. Both have noted the location of the application site within the referral area. The Coal Authority has raised no objections to the proposed extensions, subject to further intrusive investigative works prior to development. The Contaminated Land Officer has also suggested several conditions which will consider the presence of ground gas and contamination and any remediation measures necessary to deal with these.

12.13 Members must determine whether the proposed development is acceptable in terms of contamination and ground stability. Officer advice is that the proposal is acceptable in this regard, subject to the suggested conditions.

12.16 Sustainability

12.17 Section 14 of the NPPF sets out the Government's objectives for the planning system in terms of meeting the challenge of climate change, flooding and coastal change. Para.152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low

carbon energy and associated infrastructure. Paragraphs 153 through to 158 set out measures for the planning system to address the climate change challenge, including the planning of green infrastructure, reduction of greenhouse gas emissions and increasing the use and supply of renewable and low carbon energy and heat. A planning application should be approved if its impact is, or can be made, acceptable.

12.18 Policy DM7.6 of the Local Plan states that proposals for development involving the provision of renewable and/or low carbon technologies, including micro-generation technologies, will be supported and encouraged except where the proposal would have unacceptable adverse effects that are not outweighed by the local and wider environmental, economic, social and other considerations of the development.

12.19 The applicant has advised that in 2011 'Quakers in Britain' made a corporate commitment to become a low carbon, sustainable community and that the proposed renovation works to the main building will improve its insulations levels etc.

12.20 Members need to determine whether the proposed development is in accordance with Policy DM7.6 and the NPPF.

12.21 Archaeological Impact

12.22 The NPPF states that heritage assets are an irreplaceable resource and therefore should be considered in a manner appropriate to its significance.

12.23 Policy DM6.7 states that the Council will seek to protect, enhance and promote the Borough's archaeological heritage and where appropriate, encourage its interpretation and presentation to the public. Developments that may harm archaeological features will require an archaeological desk-based assessment and evaluation report with their planning application. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this.

12.24 The application site is identified in the Local Plan as being of archaeological interest.

12.25 The Tyne and Wear Archaeology Officer has reviewed the application and advised that the application site is located within the Monkseaton Medieval Village and that there is potential for archaeological remains to survive, in particular from the medieval and post-medieval periods. However, these are likely to have been disturbed or truncated by 20th century building works and are very unlikely to be of sufficient significance to prevent the proposed construction proceeding (NPPF para 197). Given the potential for the survival of archaeological remains, she has recommended that an archaeological watching brief is maintained during all groundworks associated with construction (NPPF para 199).

12.26 Members must consider whether the proposed development is acceptable in terms of its impact on archaeological heritage. Officer advice is that subject to the suggested condition, the proposed works are acceptable.

12.27 Boundary Issues

12.28 Concerns have been raised that the boundary lines shown on the submitted plans are incorrect and that the applicant does not own all of the boundary walls. The applicant has responded to this as follows:

12.29 The applicant accepts that 21 Front Street owns the east boundary wall. No changes are proposed.

12.30 No.4 Bygate Road owns the rectangle of land directly in front of their garage. Recently the boundary of their land has been clearly defined by the erection of a timber fence. No changes are proposed.

12.31 The wall between the application site and Alder Court becomes a party wall where the buildings are built against it. The property agent for Alder Court has stated that the boundary wall to their (rear) car park is owned by the owner of the flats. Currently the applicant is unable to confirm whether this is the case or not. This application proposes that the existing boundary wall is carefully taken down and replaced with a newly built wall which incorporates damp proofing and insulation to meet current building regulations requirements.

12.32 The applicant has been informed by the owner of Seaton House (mid-section of the western boundary) that this section of boundary wall is part of his property. No changes are proposed.

12.33 The south section of the western boundary adjoins the road known as Victoria Place. No changes are proposed.

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 The proposed development will result in additional jobs being created during the construction period. The applicant has also advised that a Resource Manager is employed to manage community activity across all of the Meeting Houses under the Northumbria Quakers (Northumbria Area Meeting). The Resource Manager will take overall responsibility for the use of the building and will assess the need for other locally based employees as use of the building develops.

13.3 Members should give appropriate weight to amongst all other material considerations to the benefit of the Council as a result of the monies received from central Government.

14.0 Conclusion

14.1 In conclusion, Members need to consider whether the principle of the proposed development is acceptable, and whether it is acceptable in terms of its impact on surrounding residents, the character and appearance of the application site and conservation area, biodiversity and the highway network.

14.2 Members need to weigh the benefits of the proposal against the impacts and determine whether or not to grant planning permission.

14.3 It is officer advice, that subject the imposition of appropriate conditions, the proposed development is acceptable.

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 18.08.22
- Location Plan As Existing, Dwg No.L1, Rev.A, 07.07.20
- Proposed Ground Floor Plan, Dwg No.P1, 15.08.22
- Proposed First Floor Plan, Dwg No.P2, 15.08.22
- Roof Plan, Dwg No.P3, 15.08.22
- Proposed North West Elevation, Dwg No.P4, 15.08.22
- Proposed South East Elevation, Dwg. No.P5, 15.08.22
- Proposed Section 1, Dwg No.P6, 15.08.22
- Proposed Section 3, Dwg No.P7, 15.08.22
- Proposed Section 6, Dwg No.P8, 15.08.22
- Section 7, Dwg No.P9, 15.08.22
- Ecological Impact Assessment and Bat Survey, August 2020

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. Prior to the installation of any new external plant or equipment (i.e. extraction vents, air conditioning units, refrigeration units, etc.) to be provided in connection with the approved development, full details must be submitted to and approved in writing by the Local Planning Authority. Such details must include the exact location, height, design and materials. 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.

4. Prior to the installation of any new plant/equipment/extraction/air ventilation system at the application site in connection with the approved development a noise scheme must first be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142

and must determine the current background noise levels at the boundary of the nearest residential property for the representative time when the plant/equipment/extraction/air ventilation is operational and identify appropriate mitigation measures, where necessary, to ensure the combined rating level of external plant and equipment does not exceed the current background noise levels. Thereafter the plant must be installed and maintained 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.

5. Within one month following installation of any plant and equipment associated with the approved development, acoustic testing must be undertaken to verify compliance with condition 4 of this approval. The results of the acoustic testing shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the plant and equipment shall be operated in accordance with the approved details at all future times.

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.

6. Restrict Hours No Construction Sun BH HOU004 *

7. At all times during demolition/construction works being undertaken at the application site measures must be put in place to ensure that mud and other debris is prevented from being deposited on the highway and to ensure that any dust arising from activities is suppressed. Such measures shall include a) mechanical street cleaning brushes and b) the provision of water bowsers to be made available to spray working areas due to dry conditions. Such measures shall be retained on site for the duration of the works and used on all occasions when visible dust emissions are likely to be carried from the site eg during dry, windy conditions.

Reason: To safeguard the occupiers of surrounding properties and users of the public highway from any discomfort or loss of amenity arising from construction activities on the site.

8. Noise No Tannoys Externally Audible NOI002 *

9. No amplified music in the form of bands, solo, duo artists, discos, karaoke or DJ's is permitted to be played within the approved extensions at any time.

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

10. At all times when any recorded background music is played within the approved extensions, and at all other times between the hours of 21:00 and 08:00, all windows and doors must be kept closed except for access and egress.

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

11. No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

Reason: The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

12. A report of the results of observations of the groundworks pursuant to condition 11 must be submitted to and approved in writing by the Local Planning Authority within 6 months of the completion of the works.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

13. Prior to the commencement of the approved development the following shall be undertaken:

- A scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity;

- A report of findings arising from the above intrusive site investigations and any remedial works and/or mitigation measures considered necessary shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the approved development shall be carried out entirely in accordance with the approved details and all necessary remedial works and/or mitigation measures shall be implemented.

Reason: This information is required prior to commencement of the development to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with NPPF.

14. Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In the interests of land stability, having regard to the NPPF.

15. Prior to the commencement of the approved works a schedule and/or sample of all construction materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must be carried out in accordance with the approved details and retained.

Reason: These details are required prior to commencement of the development due to the sensitive location of the site within the designated Conservation Area and also due to the inclusion of the host site on the Council's local register of buildings and parks that are of special local architectural and historic interest in order to ensure that works are carried out in a manner appropriate in accordance with the advice in National Planning Policy Framework and Local Plan Policy DM6.6.

16. Notwithstanding the approved details all new or replacement rainwater goods shall be in black painted cast iron and retained as such.

Reason: In order to ensure that works are carried out in a manner appropriate in accordance with the advice in National Planning Policy Framework and Local Plan Policy DM6.6.

17. Notwithstanding the approved plans and following completion of the works for which consent is granted, all making good of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that works are carried out in a manner appropriate in accordance with the advice in National Planning Policy Framework and Local Plan Policy DM6.6.

18. All works must be undertaken in accordance with the Bat Method Statement in Appendix 3 of the 'Ecological Impact Assessment & Bat Survey' report (August 2020)

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

19. 1 no. Integrated Build-in Wood Stone Bat Box will be built into the south wall of the building in accordance with the details set out in Figure 7 of the 'Ecological Impact Assessment & Bat Survey' report (August 2020). Thereafter, the bat box shall be permanently retained.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

20. Prior to the installation of any new external lighting, full details to include a lighting assessment must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be low level, avoiding use of high intensity security lighting as far as practical, and if required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Thereafter, the lighting shall only be installed and operated in accordance with the approved details.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, and that neighbouring amenity is protected having regard to

the NPPF and Policies DM5.5, DM5.7 and DM5.19 of the North Tyneside Local Plan.

21. No vegetation removal or works to features (buildings) that could support nesting birds 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.

Reason: To ensure that local wildlife populations are protected in the interests of ecology, having regard to the NPPF and Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

22. Any excavations left open overnight shall 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 Policies DM5.5 and DM5.7 of the North Tyneside Local Plan.

23. No trees, shrubs or hedges within or adjacent to the site 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 the trees are retained and 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).

24. Any construction works and methods of installation required within the root protection area (RPA) and/or crown spread of any tree located within or adjoining the application site shall be carried out in completed accordance with BS5837:2012 which makes provision for protection and the long-term retention of the trees. This includes (and is not limited to) the location of any underground services required to supply the new gate, driveway alterations, drainage, lighting, excavation and installation of new gate posts (including foundation depths), or any structures or alterations of ground levels within the root protection area. Any excavation within the RPA of any trees are to be undertaken using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Any trenches or excavation works will not cause damage to the retained trees and/or root systems of the trees. No services shall be dug or laid into the ground other than in accordance with the approved details. All construction and excavation works shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the trees are retained and adequately protected from damage during the execution of the works hereby permitted, in the interests of

implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Do Not Obstruct Highway Build Materials (I13)

Advice All Works Within Applicants Land (I29)

No Doors Gates to Project Over Highways (I10)

Contact ERH Erect Scaffolding on Rd (I12)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

Coal Mining Standing Advice (FUL,OUT) (I44)



Application reference: 20/00321/FUL

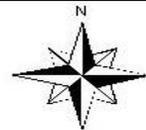
Location: Friends Meeting House, 23 Front Street, Whitley Bay, Tyne And Wear

Proposal: Conservation and renovation of the pre-1911 elements of the building. Demolition of the existing front porch and rear extensions of the building dating from 1911 to 1980. Construction of a new front porch (modelled on the existing) and rear extension connected to the main building. The front and rear gardens will be remodelled to provide access for all. **REVISED PLANS, DESIGN & ACCESS STATEMENT & APPLICATION FORM submitted 18.08.22******

Not to scale

Date: 15.09.2022

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Appendix 1 – 20/00321/FUL Item 2

Consultations/representations

1.0 Representations

1.1 In Response to Public Consultation on Latest Revised Plan (undertaken 31st August 2022)

1.2 One objection and one support have been received in response to the recent public re-consultation on the revised plans.

1.3 Objection:

1. Opening hours. The requested opening hours are considered to be too long in this location.

2. General access to the new facility from Bygate which would bring residents past the rear garden areas of the surrounding houses. Thereby invading the residential amenity of the nearby rear garden areas of adjoining houses. The residents wish to see all access to come from Front Street apart for maintenance etc.

3. Clarity about the intended groups who would use the building.

4. Boundary wall issues as set out in my earlier email. There is no agreement in existence for the demolition of the boundary wall which is not in the ownership of the applicants building. The wall is an historic feature and should not be the subject of demolition.

5. Issues with the construction of the boundary wall adjoining 21 Front Street.

1.4 Support:

1.5 The revised scheme seems to provide a private extension to the rear of the building which will not affect neighbours. The scheme will enable this building to be put in good order so that it can enhance the life of the Friends' Meeting and the life of the wider community by providing modernised spaces where groups can meet. These provisions could make a very important contribution to meeting local social needs.

1.6 In Response to Public Consultation on earlier plans (March 2021)

1.7 The original scheme generated significant objection and support (these are set out below for information).

Objections

51no. objections, summarised below:

1.8 Principle

- Proposed garden room would encourage extended use by outside organisations. This is a semi-commercial venture which would not necessarily be of general benefit to the immediate local community.

- Garden room is an inappropriate and unnecessary addition.

- The existing building is big enough to hold meetings.

- The existing building has not been looked after, hence its state of disrepair.

Surely conserving this historical building is a much better way for the Quakers to support the local community?!

- I am disappointed that the Society of Friends has chosen to omit the "for profit" purpose nature of its proposal from the application.
- The Friends Meeting House can be improved without the terrible impacts of the Garden Room project. I find it hard to believe that the Quaker Society of Friends have not appreciated the level of objection and upset they have created.
- Apart from the Quakers own meeting for 2 hours a week, there has been very little other activity taking place within the building for the 14 years we have lived here. The space they already have is woefully under used. I seriously question why there is a need for further development of this type when there are so many other rooms for hire that are all within a 10 minute walk from the middle of Monkseaton.

1.9 Character and Appearance

- Proposals are not in keeping with the Conservation Area.
- Total renovation only of the Meeting House itself would be more in keeping with conservation in the area rather than the building of a modern new garden room.
- Concerns that the plan shows a section of the extension which would adjoin part of the historic rear wall of Clayton House, which in turn may impact on the property due to the presence of historic sandstone foundations.
- Materials for the proposed 'Covered Walkway' and 'Garden Room' would be completely out of keeping with the established character of this part of the Conservation Area.
- Walkway and garden room will severely impact on the historic value of the area along with a permanent loss of the full vision of the adjoining historic stone walls which possibly date from the 1400's onwards. This would do irreparable harm to the very fabric of the area which is encompassed by period residences and private mature gardens.
- Garden room which will effectively destroy an open space in a conservation area.
- Significant consideration should be focused on retaining the historical character that is currently maintained by the existing buildings and gardens.
- It is of vital importance that this historical part of the old Monkseaton Village is retained and not destroyed by unsympathetic commercial development.
- Proposal intends to maximise the building floor area with no regard to the existing confined historic garden area.
- Inadequate detail has been provided with regard to the proposed materials for the rear extension.
- As neighbours we are interested in preserving this area of 150 year old houses with old stone walls and gardens. Not just for ourselves but as part of the Monkseaton heritage.
- Concerns regarding the impact of the proposed two storey rear extension on the adjoining wall at 21 Front Street (construction concerns) and also that it will obscure the historical character of No.21.

1.10 Amenity

- The peace and quiet of the resident's private gardens is imperative and the proposed garden room will cause loss of privacy for the residents.
- Proposal would undoubtedly create noise and disturbance to neighbouring properties in what is a very quiet and tranquil part of this neighbourhood.
- Substantial increase in noise and disturbance, both from vehicles and people.

- There would be issues with the shared rear access point which immediately adjoins the neighbouring residential properties, in particular; No. 4 Bygate Road.
- Visual intrusion.
- The revised application no longer details the intended use of the garden room. The original intention was to create a space that could be hired out to all comers – for bands to practice in, celebration parties, discos, etc – with little regard to the effect of this on the surrounding, residential area. That should be borne in mind when accessing this application.
- The use of the garden room and garden (levelling of rear garden gives way to them also hiring out the outside space for commercial usage) will result in greatly increased noise levels at all hours of the day and night, an increased number of non-residents using the area, and the potential for increased littering, drunken rowdiness, and low-level crime. Proposal would impact the quiet residential street of Bygate Road as this would be the preferred entrance point.
- Considerable disturbance during construction activities.
- Garden room will transform garden from a suitably placed garden allotment to an unwanted commercial unit. This will change the environment drastically for neighbours around this garden.
- It is evident from those supporting this proposal that none of them live in this area. They will not be inconvenienced or disturbed by the noise from the garden.
- The existing boundary walls do not all offer a good level of privacy between the gardens (photo supplied by No.21 Front Street shows workmen in the host site rear garden). Garden walls of 4 Bygate Road are lower than 6ft and those of 21 Front Street are lower than 5ft, allowing an invasion of privacy from any users accessing the garden room or main building to the rear of the properties.
- Rear access creates safeguarding, security and safety issues due to the close proximity of the rear access road to all gardens, garages and driveways of the neighbouring properties of Bygate Road. This would be fully compromised, due to public users having full access to the front, rear and side of these properties, any time day or night.
- Once approved there will be no means of preventing what will result in extended use of the Garden Room and the inevitable noise.
- If this commercial use is established, the outside footfall and noise will not be regulated and the only ones negatively affected are actual residents of old Monkseaton.
- Garden Room will be built directly in front of my home (Seaton House) with the intention of hiring it out to the public.
- This is a commercial project that will destroy the peace and tranquillity of one of the few remaining areas of old Monkseaton

1.11 Highway

- Increase in vehicular and pedestrian traffic, parking is already limited.
- Extra traffic will also impact surrounding streets, including Bygate Road and Beverley Road, exacerbating existing parking issues.
- Potential parking restrictions and damage to residents vehicles during construction period.
- Existing car park is often nearly full, additional demand will detrimentally impact existing businesses as car users will go elsewhere.
- Since the last application the parking and traffic has got exponentially worse with the introduction of a one-way system at Vernon Drive congesting the traffic and parking issues down to Bygate Road. This has been overlooked to date in

the proposal and a traffic impact assessment is urgently required to mitigate the additional traffic and visitor impact.

1.12 Biodiversity

- Detrimental to wildlife.
- The survey only covers the extension to the house and the disturbance it will cause, it does not detail or consider the effects that will rise from group activities taking place in the Quaker garden and Garden Room late into the evenings, or the effects of disturbing the wall during construction of the Garden Room and Walkway.
- Current human activity levels in the garden areas do not disturb the bats, we've had the pleasure of them for as many years as I have lived here. That may all change in an instant if the Garden Room development is approved and not for the better.
- The revised plans have neglected to detail the lovely tall 'Holly Tree' in the Quaker garden. This tree stands next to the 'Apple Tree'. No request to the council has been made to remove it as required within the conservation area and it is not detailed on the plans as remaining in place.

1.13 Other Matters

- Application should be delayed until such time that it can be heard in person at a planning meeting.
- The coal report only details the garden room and mentions nothing of the extension to the main building. Does the report cover both aspects of the proposal? It is not clear in that respect.
- 21 Front Street attaches to the host building. Major concerns with the plans to build an extension directly on to the gable end of our home. Over the years the rear of No.21 (which is the oldest part of the building) has moved and shows clear signs of subsidence in the direction of the Quaker building and grounds. Any excavation work alongside our home to modern standards may bring the whole end of our house down.
- Concerns regarding transferred damp issues to No.21, which have so far been unresolved for many years.
- Boundary lines on the site location plan are inaccurate with regard to the east boundary wall (with 21 Front Street), No.4 Bygate Road's garage and the wall to the west, which is within the boundaries of Seaton House, not 1-6 Alder Court as stated.
- There are issues in relation to boundaries in both the original proposal and the revised application. There are also no clear boundary lines indicated on the new proposal drawings and the private access road to the south has been completely removed from the revised site plans. The plan drawings are incorrect and misleading for anyone observing the planning application drawing documents.
- It is not clear whether the proposals are in accordance with fire safety and building regulations with regard to lifts, emergency exits etc.
- Legalities over shared access arrangement between No.4 Bygate Road and the application site.
- The submitted plans still contain significant errors in relation to the boundaries with adjoining properties with the benefit of legal title information.

1.14 Support

20no. support, summarised below:

1.15 Principle:

- Improvements will greatly enhance the utility and benefit to the Quakers and the wider community. Premises are no longer fit for purpose and need conservation and enhancement to allow the Meeting to continue and grow.
- Will enhance the building and help it to provide a significantly upgraded community facility for occasional hirers.
- The additional room at the rear is well considered and environmentally friendly too - great plans for the future of this building and the people of Monkseaton too.
- Proposed changes will secure a historic building for the future and provide a useful and pleasant resource for the Society of Friends and the local community

1.16 Character and Appearance

- Proposals will improve the look of the property and enhance the local conservation area.
- Application which seeks to improve and bring up to standard an attractive building in a prominent position in the town, which has suffered neglect over a considerable period of time.
- Aesthetics of proposed garden room are quite similar to the outside offices or studies which many people construct in their gardens without planning permission. The principle of adding tasteful and discrete modern extensions to historic buildings is well established in conservation circles. Proposed building is no more than a quiet room linked to the house by path under a roof and it has been designed to be inobtrusive. The rest of the plot will remain a garden.

1.17 Amenity

- Appreciate that neighbours might see the additions as intrusions on their amenity, but it must be accepted that the owners have right to enhance their enjoyment of their property and considered improvements will be an additional benefit to groups who might now be able to make use of an asset.
- The Friends are a sensitive group of people, I think, who will ensure that the use of their premises does not upset their neighbours.

1.18 Former Ward Councillor Sean Brockbank

1.19 I have read the documents relevant to this application and spoken to residents who raise serious concerns for the impact of these proposals on existing and very unique local housing. I would like to request the right to speak at Committee to oppose this application.

1.20 Internal Consultees

1.21 Highway Network Manager

1.22 This application is for the conservation and renovation of the pre-1911 elements of the main building. Demolition of the existing front porch and rear extensions of the building, construction of a new front porch (modelled on the existing) and rear extension connected to the main building. The front and rear gardens will be remodelled to provide access for all.

1.23 The site has been established for some time and the alterations in the grounds of the existing site. Approval is recommended.

1.24 Informatives:

I10 - No Doors/Gates to Project over Highways

I12 - Contact ERH Erect Scaffolding on Rd

I13 - Don't obstruct Highway, Build Materials

I45 - Street Naming & Numbering

I46 - Highway Inspection before dvlp

1.25 Contaminated Land Officer

1.26 The property lies within a coal referral area, as there are extensions and new build proposed the following must be applied:

1.27 The development hereby permitted shall not be constructed above damp proof course level until the 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.

1.28 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.

1.29 Biodiversity Officer

1.30 Feedback in response to March 2021 consultation:

1.31 I have no objection subject to the following conditions being attached to the application:-

- All works will be undertaken in accordance with the Bat Method Statement in Appendix 3 of the 'Ecological Impact Assessment & Bat Survey' report (August 2020)
- 1 no. Integrated Build-in Wood Stone Bat Box will be built into the south wall of the building in accordance with the details set out in Figure 7 of the 'Ecological Impact Assessment & Bat Survey' report (August 2020)
- External lighting will be low level, avoiding use of high intensity security lighting as far as practical, and if required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects.
- 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.
- 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°.

1.32 Planning Policy

1.33 Feedback in response to August 2022 consultation on latest revised plans:

1.34 Conservation comments: This building is situated within Monkseaton conservation area. The loss of historic fabric associated with the demolition of the existing front porch is regrettable, however the new porch will be modelled on the existing design and provide better access into the building. The overall difference in appearance to the front of the building as a result of these works will be minor.

1.35 The proposed two storey rear extension is sensitively designed and complements the form and character of the original building by a continuation of the established architectural design. The scale of the extension is subservient to

the main building with a lower roof height. The existing window in the rear elevation will be re-used in the new extension.

1.36 The proposed single storey extension takes a different design approach with a contrasting contemporary design. The extension is unlikely to be seen from any key viewpoints within the conservation area. Previous comments noted that the property's garden contributes to its significance. The new location of the extension helps to retain a larger area of the garden.

1.37 The extension would require the demolition of part of a historic stone boundary wall. It is proposed to reuse the stone for new walls and garden planters. Any further stone which is suitable for reuse will be made available for repairs to other sections of the wall.

1.38 Overall, the application is acceptable, subject to the recommended conditions below.

Suggested Conditions:

- a) Materials of construction
- b) All new or replacement rainwater goods shall be in black painted cast iron.
- c) Following completion of the works for which consent is granted, all making good of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

1.39 Environmental Health (Pollution)

1.40 I have no objection in principle to this proposal. I have viewed the layout plans and note there does not appear to be any new external plant to be fitted at the site. If this was not the case and new external plant e.g. air condition units, air source heat pumps etc then a noise assessment would be necessary to ensure existing background noise levels are maintained. If new external lighting was also to be installed, then a light assessment would be required.

1.41 In addition, conditions to address construction hours and dust mitigation during any construction phase should be applied to any planning consent.

1.42 New External Plant

No new plant or equipment to be installed at the premises unless a noise scheme has been submitted in accordance with BS4142 to determine the background noise level without the plant noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment does not exceed the background noise.

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.

1.43 NOI02; LIG01 - new external lighting if fitted; HOU04; SIT03

1.44 External Consultees

1.45 The Coal Authority

1.46 The Coal Authority concurs with the recommendations of the Phase 1: Coal Mining Desk Top Study Report (Preliminary Coal Mining Risk Assessment) (4 August 2020, prepared by GEO Environmental Engineering (GEO) Ltd) that coalmining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

1.47 Accordingly, the Coal Authority recommends the imposition of the following conditions:

1. No development shall commence (EXCLUDING DEMOLITION) until;
a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

2. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

1.48 The Coal Authority therefore withdraws its objection to the proposed development subject to the imposition of the conditions to secure the above.

1.49 This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

1.50 The following statement provides the justification why the Coal Authority considers that a pre-commencement condition is required in this instance:

1.51 The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

1.52 Tyne and Wear Archaeology Officer

1.53 Previous comments remain valid.

1.54 Original Feedback (2020):

1.55 The Friends Meeting House at 23 Front Street originated as a single storey cottage of late 18th or early 19th century date. It was extended upwards and to the rear in the early 20th century. The building is entered on the Tyne and Wear Historic Environment Record (HER 9314). It is on the North Tyneside Local List and within the Monkseaton Conservation Area.

1.56 The building is within Monkseaton medieval village (HER 741) and the site has probably been occupied throughout the post-medieval period. There is therefore potential for archaeological remains to survive, in particular from the medieval and post-medieval periods. However, these are likely to have been disturbed or truncated by 20th century building works and are very unlikely to be of sufficient significance to prevent the proposed construction proceeding (NPPF para 197).

1.57 There has been no previous archaeological work at the site. The proposals include ramped access to the front porch, new hard landscaping, an extension to the rear of the building which in part replaces an existing extension of early 20th century date, and a single storey garden building to the rear of the property. Given the potential for the survival of archaeological remains, I recommend that an archaeological watching brief is maintained during all groundworks associated with construction (NPPF para 199).

1.58 The archaeological work can be secured using the following conditions:

1.59 Archaeological Watching Brief Condition:

1.60 No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

Reason: The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

1.61 A report of the results of observations of the groundworks pursuant to condition () must be submitted to and approved in writing by the Local Planning Authority within 6 months of the completion of the works.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with paragraph 199 of the NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.