

ADDENDUM (22.09.22)

Application No: 20/00321/FUL Author: Julia Dawson
Date valid: 11 March 2021 ☎: 0191 643 6314
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: Northumbria Area Meeting Resource Manager, Mr Matthew Moore 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

Additional Representations

12no. objections, summarised below:

- Revised plans are not a sympathetic renovation.
- Massive renovation and business venture which will be very intrusive, in the middle of the surrounding residents rear gardens and of great concern to us all.
- Object to removal of old stone wall, clearing of conservation garden and building onto gable of No.21, detached since 1600's.
- Application site's rear garden is higher than No.21's meaning users of the site will have clear visibility into No.21's garden. Existing wall does not offer high level of privacy.
- Object to members of the public entering and leaving the site up until the early hours via the front and rear entrances. Operational hours too long – up to 10pm.
- Revised plans do not overcome any previous objections.
- Security and privacy issues.
- Increased noise levels from increased activity at site; events, parties and groups.
- There should be no access at all from Bygate Road. Access for the public should be strictly limited to the main entrance off Front Street.
- No details on who and how the public will be able to hire and use the premises. This should be clear and in writing so as to prevent unwanted groups using the premises.
- It is imperative that the proposed use is set out from the outset. Specific details should be set in stone, included in the application and agreed with local residents directly affected.
- Harmful impact on highway – exacerbation of existing problems.
- Proposal will increase use of Bygate Road as a 'cut through', significantly of an evening.
- Light pollution.
- Privacy, structural and damp concerns regarding proposed two storey rear extension.
- Harmful impact on character and charm of No.21.

- Removal of foliage/trees will lessen privacy for No.21.
- Dreadful commercial application.
- Alder Court boundary wall is historic and does not belong to the applicant, it is about 170 years old. Demolition of the historic wall is unacceptable and detrimental to the conservation area.
- This will destroy this peaceful and tranquil residential area.
- All previous objections still stand.
- The building has been in a poor state of disrepair for many years with nothing done over the last year since the planning objection, an absolute disgrace to the conservation area. Many in the village believe it to be disused with no sign of life. No attendance or human presence in or around the building further distances any long-term support.
- There is little evidence in the application regarding the essential works needed to bring the main building up to basic standards.
- No external lighting assessment for the rear of the property.
- Increased risk of crime and theft due to non-local visitors.
- Inadequate design of extension.
- A lot of elderly people living in this area will have their lives significantly disrupted.
- Objectives for the use of the house remains the same. This is the wrong application in the wrong location. As a neighbour to the Quaker House I state my complete objection to this planning application.
- Proposals will not preserve or enhance the character and appearance of the conservation area.

5no. support, summarised below:

- Objection arguments seem to centre around the statement that this is a 'commercial development in a residential area'. Anyone who has visited the area and the site will know that this is not correct.
- Criticism also centres on the lack of upkeep of the building. My suspicion is that any upkeep of the building is waiting for planning permission. This is a very old building which needs considerable work and money spent to make it a space that can be utilised for its primary purpose as a meeting house for Quakers.
- Claims about what the building will be used for when the work is completed are just that, claims with no basis.
- The application should be approved so that the work of saving one of the oldest buildings in Monkseaton can begin.
- Proposals will bring the building up to a good standard of accessibility and sustainability.
- It will provide the locality with a useable and valuable resource and enhance the community's access for voluntary organisations, providing an affordable venue for social service and leisure for a wide group of residents. The garden will provide a haven.
- Proposed renovations and improvements are in character with the building and would enhance the appearance of Front Street.
- The plans, which include vegetable plots and planting to encourage pollinators - will support biodiversity.
- Some comments from nearby neighbours to the effect that the Meeting House is not used frequently, and note that these appear to have been made when social distancing guidelines were in force.
- Quakers - at Monkseaton as elsewhere - are aware of their social obligations. They are eager to share the facilities they own and to make them available to their communities for the benefit of all.