

Meeting: Culture and Leisure Sub-Committee

Date: 30 January 2018

Title: St. Mary's Lighthouse HLF bid update

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Service: Environment, Housing and Leisure

Wards affected: All

1 Purpose of Report

To present Culture and Leisure Sub-Committee with an update of steps to be taken following the refusal of planning permission for redevelopment at St. Mary's Lighthouse.

2 Recommendations

The committee is invited to note the report.

3 Background

At its meeting on 21st November 2017 Planning Committee refused an application for the redevelopment of St. Mary's Island on the grounds that:-

“The proposed external viewing platforms would cause undue noise and disturbance to wildlife. Insufficient information has been submitted to mitigate the adverse impact to biodiversity contrary to the advice in National Planning Policy Framework and policies S5.4, DM5.5 and DM5.6 of the North Tyneside Local Plan 2017.”

The Committee further refused Listed Building Consent on the grounds that:-

“The proposed design and materials of the viewing platforms would adversely affect the character and appearance of a Grade II listed building and the St Mary's Conservation Area contrary to the advice in National Planning Policy Framework and policies S6.5, DM6.6 and AS8.15 of the North Tyneside Local Plan 2017.”

4 Current Position

The immediate impact of this decision was that the submission to Heritage Lottery Fund (HLF), which was scheduled to be considered at its Trustees meeting of 12th December 2017, was withdrawn. The application would have had no chance of success without appropriate planning consents.

5 Next Milestones

A revised planning application is being prepared and will include mitigation for all of the environmental concerns raised by the Planning Committee and be submitted to a future Planning Committee (see below).

A revised Heritage Lottery Fund (HLF) bid will then be submitted for consideration at a future HLF Board of Trustees meeting (see below).

Given the reasons for the refusal of planning consents it is considered advisable that a revised planning application will not include the viewing platforms as part of the proposed development.

Following discussions with HLF a revised timetable for submission has been agreed as follows:-

- February 2018 - resubmission of revised planning application
- June 2018 – resubmission of revised bid to HLF
- June 2018 – consideration of revised application by Planning Committee
- September 2018 – consideration of revised bid by HLF Trustees

As the revised submission is required to have a new Environmental Impact Assessment, there is a 16 week statutory consultation period; therefore it is not possible to accelerate the above timescales.

Should the submission to HLF be successful it is anticipated that work on site will begin in Spring 2019, thus effectively moving the original redevelopment schedule back by one year.