

ADDENDUM

(07.12.23)

Item No: 1

Application No: 23/01265/FUL
Date valid: 18 September 2023
Target decision date: 13 November 2023

Author: Julia Dawson
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Ward: Monkseaton North

Application type: full planning application

Location: Land At Newsteads Drive Whitley Bay Tyne And Wear

Proposal: Full planning application for the construction of a new medical centre with associated access and landscaping works on land to the east of Newsteads Drive, Whitley Bay, North Tyneside to replace the existing Beaumont Park Medical Centre at Hepscott Drive, Whitley Bay

Applicant: Argon Property Development Solutions, C/o DPP Studio 015, Haylofts St Thomas' Street NE1 4LE

Agent: DPP, Jen Patterson Studio 015, Haylofts St Thomas' Street Newcastle Upon Tyne NE1 4LE

RECOMMENDATION: Minded to grant legal agreement req.

INFORMATION

Additional Representations

1no. representation, 2no. support and 5no. objections. These are summarised below.

Representation:

As Head of Whitley Bay High School I would ask that consideration is given to a pedestrian crossing being located on the road between Sainsburys and the park. Large numbers of students go to Sainsburys at lunchtime and, given the extra junction and potentially more traffic this development would bring, I feel a pedestrian crossing would reduce a potential safety concern.

Support:

- Current surgery not fit for purpose.
- New building looks acceptable.

Objections:

- Damage to our estate, loss of green space, extra traffic congestion, parking issues, residents privacy and enhanced risk of injury to residents on an already busy Newsteads Drive is totally unacceptable!! Other sites were offered, there are other surgeries in the area, simply register elsewhere, and leave our estate as it is!!
- Loss of open space and wildlife corridor, breach of Council's own guidelines.
- The Coal Authority have replied the site is in a High-Risk Area, and that bore holes are required to determine the risk which have not been done, nor a licence granted to

enable these works. This cannot be a condition it must be done before determination as it's a material consideration.

- Contrary to policy DM3.5.
- Search for alternative sites is a paper exercise to make up numbers.
- Car park too small. Increase in traffic. Highway safety issues.
- Proposed development will restrict/prevent access to remainder of the land for stallholders at next year's fete.
- The only flat part of the park suitable for events is the centre triangle of green. Space at the opposite side is uneven ground with limited usage.
- Residents should have more say in what happens to green spaces.
- The proposed development, both during construction and once in operation, will result in harm to a local resident by way of exacerbating existing medical conditions.

Conditions/Reasons (amendments in bold)

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application Form 15.09.23
- Location Plan 1493 (SP)01 A1, 18.07.23
- Wider Context Plan 1493 (SP)04 A1, 18.07.23
- Proposed Elevations - Sheet 1, 1493 (00)04 A2, 14.11.23
- Proposed Elevations - Sheet 2, 1493 (00)05 A2, 14.11.23
- EV Charging Points, 1493 (SP)08 A1, 11.10.23
- Proposed Ground Floor Plan, 1493 (00)01 A1, 18.07.23
- Proposed First Floor Plan, 1493 (00)02 A1, 18.07.23
- Proposed Roof Plan, 1493 (00)03 A1, 18.07.23
- Proposed Section, 1493 (00)06 A1, 18.07.23
- Proposed Site Plan, 1493 (SP)03 A1, 18.07.23
- Indicative Sections and Details, POE_252_002 A, 14.07.23
- Landscape General Arrangement, POE_252_001 A, 14.07.23
- Planning Statement and Open Space Assessment, JP/LH/ER/5050NE/R001, Sept 2023
- Sustainability Statement, v1, 06.07.23
- Ecological Impact Assessment, Ref: RiderHunt_NewsteadsDrive_EcIA1.4, 28.11.23
- BNG Metric 4.0
- Landscape Environmental Management Plan, ref: POE252-071123: Rep001, 22.11.23
- Noise impact assessment 10946.1A, 27.07.23
- Travel Plan Statement, Ref: 1106-ISTPS, rev.2, 31.07.23
- Transport Assessment, Ref: 1106-TA, rev.4, 31.07.23
- Flood Risk Assessment and Drainage Strategy, JK-7060, P02, July 2023
- Phase I Preliminary Contamination Risk Assessment & Coal Mining Risk Assessment, GEOL23-7723, 26.06.23
- Mineral Safeguarding Assessment, GEOL23-7723, 03.08.23
- **Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, Ref: ARB/AE/3156, July 2023**

Reason: To ensure that the development as carried out does not vary from the approved plans.

12. Notwithstanding the approved plans, full details of the height, position, design

and materials of any chimney ~~or extraction vent~~ to be provided in connection with the approved development must be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter, the development shall not be carried out other than in accordance with the approved details.

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

30. Prior to any building works being first commenced, details of ~~extractor vents~~ external features including heater flues, alarm boxes, meter boxes and satellite dishes shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be implemented, retained and maintained unless otherwise agreed in writing by the Local Planning Authority

31. Prior to their installation/construction, the following information must be submitted to and approved in writing by the Local Planning Authority:

- Detailed design of bin store
- Detailed design and location of **all external** vents (including details of colour coding to match external elevations)
- Detailed design of cycle shelter

Thereafter, prior to first occupation of the approved development, the works shall be carried out and completed in accordance with the approved details.

Reason: In the interest of visual amenity, having regard to Policy DM6.1 of the North Tyneside Plan.

45. On completion of the approved development and prior to its first occupation, written evidence of regular monitoring of the site to ensure compliance with the approved Arboricultural Method Statement **Ref: ARB/AE/3156, July 2023** must be submitted to and approved in writing by the Local Planning Authority. The formulation of the evidence will require the developer to appoint an arboricultural consultant, prior to commencement of the development, who will advise on the tree management for the site, undertake regular supervision visits during all stages of construction work to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).