

Northumberland and Newcastle Society (N&N)

Planning comments for North Tyneside Council – August 2023

Application Reference	Application Type	Location Details	Proposal
21/00810/FUL	Full Application	Ground And 1 st Floor Bilton Buildings Bell St North Shields NE30 1HF	Change of use and conversion of former warehouse/office space to form five food and drink outlets (Class E) including external alterations to the building
Planning Officer	Rebecca Andison		
Comment	<p>The Northumberland and Newcastle Society (N&N) believes planning approval for this scheme should be refused for the following reasons.</p> <p>The Society understands this application was originally declared invalid due to the lack of necessary supporting information, including a Heritage Statement. It now appears the required information has been received, hence the date of the submission. We note the building is very basic with poor windows, rendered front elevation and metallic roof. What is proposed is a total makeover with new windows, exposed brickwork at ground level and timber cladding above. This would undoubtedly greatly improve its presence in the conservation area.</p> <p>Notwithstanding the applicant's commitment to improving the appearance of the building, the Society is strongly opposed to the change of use to food outlets. We share the concerns of others including at least ten private neighbour objections stressing that there is already an overprovision of such uses, and this will be an intrusion into the predominantly residential end of the quay leading to noise, traffic and other nuisance.</p> <p>There are detailed and comprehensive objections from the police extensively quoting planning policy and from FISH, which feels that the aims of the Fish Quay Neighbourhood Plan are under threat with too many similar food and drink permissions and its character is changing in ways which were not supposed to happen. They suggest retail artisan non-food outlets would benefit the area instead and we would concur with this more comprehensive approach.</p> <p>The Society is an enthusiastic supporter of the heritage led regeneration of the Fish Quay Neighbourhood Plan. We firmly believe this scheme goes against planning policies and the diversity of uses which is an essential aim of the Fish Quay Neighbourhood Plan. There is already an imbalance of such uses whereas the Neighbourhood Plan's stated aim is that no single use should take precedence in the area. It risks drawing disturbance into that part of the quay which is predominantly residential. Traffic, parking and deliveries will also be problematic.</p>		