

N&N Planning and Development Team

**Northumberland and Newcastle Society (N&N)
Planning and Development Team – February 2023**

Application Reference	Application Type	Location Details	Proposal
North Tyneside Council Applications			
22/02251/FUL	Full Application	Startastic Dance Studio Park Road Whitley Bay NE26 1LT	Demolish existing buildings and construct a 4-storey building containing 16no. apartments with rooftop penthouse and parking
Planning Officer	Julia Dawson		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form.</p> <p>The Society is strongly of the view that this application should be refused, concurring with the opinions of the council's Design Officer. The pre-application advice given by the Highways and Design and Planning Officers and clearly set out in the D&A statement has not been followed, in particular in relation to the four-storey height being unacceptable; and the parking and highways standards are not met. The application should therefore be refused if such consultations are to be meaningful.</p> <p>If the advice is followed, the site cannot accommodate sixteen units, however small. If the units do in fact meet the required floor space standards, the quality of life and design provided by combined living rooms and kitchens is surely not the high quality that the NPPF considers fundamental to good design. The rear balcony access to the upper floor units is a throwback to the poor design of previous mass housing.</p> <p>On Park Terrace the upper floors give the impression of being partially unsupported at ground level because of the corner setbacks. The proposed elevations are too fussy in our view, with too many materials laid in too many different ways. The corner treatment from Park Terrace to Beach Road is weak, with inlaid panels of red glazed stack bonded bricks. The way the third storey joins on to the roof of Holly Mews is likely to prove a maintenance weak spot, besides being visually poor. The whole design approach seemed to the committee unsuited to the location.</p> <p>The Society would welcome an appropriately designed redevelopment of the site at a lesser density and with proper regard to its location among terrace streets and overlooking the park.</p>		
23/00217/FUL	Full Application	Land East of Weetslade Depot Great Lime Road Dudley Northumberland	Erection of food store (Class E) with associated car parking; vehicular, pedestrian and cycle access; SuDs; and landscaping
Planning Officer	Maxine Ingram		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme.</p> <p>The Society notes that in the final consultation of the draft North Tyneside Local Plan in November 2015, the site of this application was designated as Green Belt. It currently forms a green corridor from Gosforth Park to Weetslade Country Park. The proposed development would remove productive agricultural land at a time when it is needed for food production.</p>		

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	<p>The design and access statement has a very old image of the Sandy Lane roundabout which is slightly misleading as it is now completely different and is currently being changed to light controlled intersection because of pressure due to increased traffic using this route. This is a major approach corridor to the A1 western Bypass and Newcastle to the south and to the coast and into Northumberland to the north. It is often very congested especially by traffic from all the new housing nearby.</p> <p>A food-store in this location will simply create even more traffic on the junction as we would suggest that few people will travel to this outlet by foot or cycle, inevitably, most will use cars. Food outlets would be better sited within on the edge of local communities to reduce traffic movement and would ask the council to consider this site as inappropriate for further retail development and allow it to remain as designated green belt.</p>		
23/00124/LBC	Listed Building Consent	K4 Telephone Kiosk Station Road Whitley Bay Tyne And Wear	Full refurbishment/restoration of kiosk
Planning Officer	Julia Dawson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society enthusiastically supports this application to renovate and celebrate this rare example of often overlooked but important heritage assets.</p>		
22/01688/FUL	Full Application	Seaton Burn House Dudley Lane Seaton Burn Newcastle Upon Tyne NE13 6BE	Proposed installation of 120 panel ground mount Solar PV System within field to South of main house/listed asset but outside curtilage of listed asset.
Planning Officer	Maxine Ingram		
Comment	<p>The Northumberland and Newcastle Society (N&N) makes the following generic comment in respect of this scheme.</p> <p>The siting of the solar array is located just outside the curtilage of listed Seaton Burn House, we presume that the proposal is limited to providing power not only for the house itself but will feed into the national grid.</p>		
23/00213/FULH	Full Application	Spital Dene House King Edward Road Tynemouth Tyne And Wear NE30 2SN	Demolish detached outbuilding and partially demolish a small single storey extension to the north. Replace existing garage with galley link extension to infill between the main house and garage. Remove 1 st floor window to north elevation. 3 traditional style dormers to South Elevation. 1 proposed dormer to replace 2 existing dormers to the North Elevation
Planning Officer	Rebecca Christie		
Comment	<p>The Northumberland and Newcastle Society (N&N) makes the following generic comment in respect of this scheme.</p>		

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	<p>We notice with some surprise that there is no design and access / heritage statement included with this application. The only suggestion we would make is that the replacement of any of the dormers, should be uniform and match existing.</p>
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