

**Northumberland and Newcastle Society (N&N)
Planning submissions for North Tyneside Council – February 2024**

Application Reference	Application Type	Location Details	Proposal
24/00010/OUTES	Outline Planning Application	Land At Killingworth Moor, Killingworth Lane, Killingworth, Newcastle upon Tyne	Outline application with all matters reserved for up to 455 dwellings with associated roads, parking, landscaping, drainage and open space
Planning Officer	Julie Lawson		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society has previously commented on a similar application for a major development on an adjacent site. We acknowledge this site is one that has been adopted for substantial development within the North Tyneside Council 2017 Masterplan. We understand the principle for this development within the plan has been established through demand for the proposed residential units. Notwithstanding this accepted principle of development we profoundly regret the loss of green space and productive agricultural land particularly when there are substantial brownfield sites that remain vacant.</p> <p>The Society reluctantly accepts the realities of strategic decision making that underpin this scheme but nonetheless we would expect the planning authority to scrutinise the fundamental need for the proposed housing given its irreversible environmental impact.</p> <p>We note and welcome this location is in relative proximity to the Nexus Metro network and therefore offers significant potential to encourage active travel opportunities combined with sustainable public transport modes.</p> <p>The planning authority should place stringent conditions on any approval to ensure the promoters of the scheme enter into legally binding compliance for environmental protection, biodiversity, public spaces and facilities requirements. As referenced above these conditions should equally apply to public transport and active travel arrangements to ensure the developer is accountable for a sustainable traffic management strategy, reduced harmful emissions and congestion mitigation.</p>		
24/00172/FULM	Full Application Major	Land At Backworth Business Park Eccleston Close Backworth Newcastle Upon Tyne	Demolition of existing buildings and construction of 43 residential dwellings (Use Class C3(a)) with associated road infrastructure, car parking, gardens, landscaping and other ancillary works
Planning Officer	Maxine Ingram		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society welcomes the re-development of this brownfield site for residential use rather than industrial as it is in a sensitive location adjacent</p>		

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	<p>to the listed Backworth Hall and the Backworth Conservation Area. The number of houses proposed seems appropriate for the site which has remained derelict since the colliery's closure and appears to be reasonably good infill development.</p> <p>The Eccles Pit was the last of the Backworth pits to cease drawing coal. It was to be the end of an era in Backworth, ending a run of coal production in the village which had lasted from 1818 until 1980. The Society strongly feels that the colliery's place in the history of mining within the Northumberland and Durham Coalfield should be recognised and we would suggest that the developers include some lasting memorial within the landscape plans as a tribute to the men who worked, and sometimes died there, and the women who steadfastly supported them.</p> <p>We would also like to suggest the possibility of allocating an infrastructure levy to assist in the restoration of the listed Dairy Cottages to the west of the proposed site which would further enhance the proposed Development.</p> <p>The Society notes this and other nearby development will add substantially to the population of Backworth and would ask what community facilities / shops etc are envisaged? As it appears the site is within reasonable walking distance of Northumberland Park Metro station and equally has good cycling provision locally we would expect active travel options to be reinforced with specific conditions.</p> <p>The Society supports the application and sincerely hopes that our suggestions are taken into consideration.</p>		
24/00153/LBC	Listed Building Consent	Block A, The Killingworth Site, Harvey Combe, Station Industrial Estate, Killingworth NE12 6QQ	Replace the existing external door system to the main entrance on the east elevation and to remove the secondary internal door system
Planning Officer	Maxine Ingram		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes the rationale for this application being the mechanical failure of the existing door system in this important designated grade II* heritage asset, widely regarded as being of national significance.</p> <p>We believe it is important to protect detailed historic fabric and thus the enduring quality of heritage assets. We would expect careful consideration is given to interventions to ensure they are reversible as this avoids gradual nibbling away of detail that over time degrades the meaning of listed buildings.</p> <p>The Society recognises that this building access is in constant use and therefore a durable solution is required that respects the heritage designation and practical constraints of the site. It is evident the new doors will look different to the existing in a prominent location at the front of the building. Given this we would ask what consideration was applied to</p>		

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	<p>installing a like-for-like replacement of the existing failed front doors as the case for a change of style is not entirely clear in the application?</p> <p>In summary the N&N accepts the basis for this intervention and requests the above comments are considered in deciding this application.</p>		
24/00123/LBC	Listed Building Consent	Conservative Club Benton House Front Street Benton Newcastle Upon Tyne NE7 7XE	Change of use from Conservative Club to education use (Class F1), associated internal and external alterations to the building, and alterations to the grounds including provision of a multi-use games area and new fencing.
24/00124/FUL	Full Application	As above	As above
Planning Officer	Maxine Ingram		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>Grade II listed Benton House is an important local heritage asset and is current empty and at risk after the Conservative Club based there went into receivership. It is a striking building and sits within the Benton Conservation Area. The Society enthusiastically supports the reuse and repurposing of existing buildings especially when they are historically important to the community in which they sit.</p> <p>Therefore, the proposed change of use into a much-needed special educational need facility with minimum disturbance to the historic structure is to be commended along with the proposed reinstatement of the original entrance on to Front Street. The sensitive location of the proposed MUGA pitch leaving most of the grassed area untouched is also noted. The house's former lawn (and one time 18th hole of Benton Golf Club) has provided a valued green oasis within the urban landscape of Benton village, and it is satisfying to see it remain intact.</p> <p>The Society is aware that prior to building being put up for sale, substantial work was carried out within the grounds to remove trees felled by Storm Arwen and to remove old fencing and encroaching vegetation on the Grade II listed Ha-ha to the South of Benton House on Hoylake Avenue. We have noticed that there appears to be no plans for further consolidation which we would suggest is still required. On another minor note, we have also noticed that previous owners of the building have used plastic rainwater goods when in accordance with its listing Cast Iron should have been used. We would hope that this is rectified during the conversion.</p> <p>Finally, we question why 40 parking spaces are proposed, as proximity to Four Lane Ends Metro station and parking standards suggest 28, indicating plans for vehicle access could be much improved.</p>		