

## ADDENDUM

(11.02.2015)

### Item No: 5.3

**Application No:** 15/01696/FUL Author: Aidan Dobinson Booth  
Date valid: 11 November 2015 ☎: 0191 643 6333  
Target decision date: 10 February 2016 Ward: Whitley Bay

Application type: full planning application

**Location: Land At Former 7 - 13 Park Terrace Whitley Bay Tyne And Wear**

**Proposal: Erection of a hotel (Class C1), with associated restaurant (Class A3), bar (Class A4), landscaping, car parking and creation of means of access**

Applicant: Premier Inn Hotels Ltd, C/o Walsingham Planning Brandon House King Street Knutsford WA16 6DX

Agent: Robertson Property, Robertson House Castle Business Park Stirling FK9 4TZ

**REVISED RECOMMENDATION:** Application Permitted

### INFORMATION

#### 5no. Additional Representations (summarised as follows):

- Architectural design of this red brick building is not in keeping with the listed building of the Dome. Proposed hotel looks like an eyesore, and will be rundown in another 10 years.
- Why another hotel when the Rex cannot be filled?
- Dome should developed and finished before anything else.
- Looks like something left behind from the 1980's.
- Bland design, does nothing to enhance or compliment seafront.
- Principle of a new hotel should be welcomed, but proposed design is not appropriate.

#### Internal Consultees

##### Local Lead Flood Authority

A Flood Risk Assessment (FRA) has been submitted as part of the application and acknowledges that there has been flooding in this area during extreme events in 2005 and 2012. Surface water will be discharged into NWL sewers at agreed rates and floor levels of buildings will be raised to an appropriate level.

It is considered that the outline proposals are acceptable in principle and subject to detailed design, conditional approval is recommended.

### External Consultees

#### The Coal Authority (additional comments provided 08.02.2015)

The Coal Authority considers that the works carried out to investigate the presence of the recorded mine entry on the site are adequate and concurs with the recommendations made for remedial works in respect of the shallow coal mine workings in order to ensure the safety and stability of the development proposed.

The Coal Authority **withdraws its objection** to the proposed development **subject to the imposition of a condition or conditions to secure the above.**

A condition should therefore require prior to the commencement of development:

- \* The carrying out of the drilling and grouting exercise proposed;
- \* The carrying out of any further site investigations deemed necessary to discount the presence on site of the mine entry recorded off-site and submission of the findings;
- \* Submission of a report confirming the remedial works carried out on site, including details of foundation solutions proposed.
- \* Implementation of any required foundation solutions as part of the development.

#### Historic England (summarised as follows):

We welcome sight of the proposals as we have had detailed involvement in recent years at Spanish City. We have previously commented on neighbouring schemes, comments which will have helped bring forward the current proposals. We do not wish to comment in detail but would recommend you ensure the applicant's use of *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (Historic England, 2015) provides sufficient analysis and justification for the impact the scheme will have on the setting of Spanish City. We recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

#### Additional Condition

Prior to development commencing, the following shall be submitted to the Local Planning Authority for approval:

- Details of the drilling and grouting;
- A scheme of further site investigations to discount the presence on site of the mine entry recorded off-site;
- A report detailing the findings arising from the site investigations
- A report confirming the remedial works carried out on site, including details of foundation solutions proposed;
- Implementation of any required foundation solutions as part of the development.

Thereafter the development should be implemented in accordance with the remediation/treatment works identified in the assessment and which are agreed with the Local Planning Authority.

Reason: To ensure that the historical coal mining legacy is taken into account and appropriately mitigated to ensure a safe development in accordance with the advice in NPPF.

Revised Condition

Condition No.20:

No development shall commence above damp proof course until a scheme for surface water management has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of effective surface water management in accordance with the advice in the National Planning Policy Framework.