

## ADDENDUM

16.02.2016

Item No: 3

<b>Application No:</b>	<b>15/01696/FUL</b>	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

**RECOMMENDATION:** Application Permitted

### INFORMATION

#### Additional Representations

1 no. additional support has been received, summarised as follows:

- While I find the design underwhelming, I do not find it offensive or intrusive. It provides a contrast and allows the Dome to be the prominent architectural building in the setting.
- It is important to balance the development economics. A 3 star hotel will not have the budget to invest as much in architecture as a 5 development. Being realistic, even though it is a great site, this is not a 5 star market and what is proposed is both appropriate and a significant improvement on the current situation.
- After years with no progress, I feel that this planning application represents a significant opportunity for the local economy. It will bring a vacant site into active use and benefit other nearby businesses.

1 no. additional objection has been received, summarised as follows:

- Strongly object. There is very little business in the area for rooms and we can barely survive with the business available.
- Premier inn will not bring business to the area it will kill all the existing business in hotel in the area.
- They will employ a few people and cause 100's of people to lose their jobs.

- A new cheap brand 69 bed hotel will kill the few independents who employ more than this one new proposed hotel.
- No need for more hotel rooms in Whitley bay there is a need for attractions

#### Deleted Condition

##### Condition No.4:

The development shall not begin until details of the private access way have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the access way has been laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy T6, T9, T11 and LDD12 of the North Tyneside Unitary Development Plan 2002.

#### Revised Conditions

##### Condition No.1:

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

- Location Plan (Drawing No.1708L (-) 100, Sep 15)
- Site Layout As Proposed (Drawing No.1708L (-) 102 O, Oct 14)
- Site Layout As Proposed Planning Boundary (Drawing No.1708L (-) 105 A, Sep 15)
- Hotel Ground Floor Plan As Proposed (Drawing No.1708L (-) 002 G, Oct 14)
- Hotel First Floor Plan As Proposed (Drawing No.1708L (-) 003 F, Oct 2014)
- Hotel Second Floor Plan As Proposed (Drawing No.1708L (-) 004, Oct 2014)
- Hotel Elevations (Sheet 1) As Proposed (Drawing No.1708L (-) 005 H, Oct 2014)
- Hotel Elevations (Sheet 2) As Proposed (Drawing No.1708L (-) 006 F, Oct 2014)
- Hotel Roof Plan As Proposed (Drawing No.1708L (-) 009B, Jul 15)
- Restaurant Ground Floor Plan As Proposed (Drawing No.1708L (-) 007 H, Oct 2014)
- Restaurant Elevations As Proposed (Drawing No.1708L (-) 008 G, Oct 2014)
- Restaurant Roof Plan As Proposed (Drawing No.1708L (-) 013 A, Oct 2014)
- Restaurant Section (Drawing No.1708 SK-01 A, 17.08.15)
- Ground Floor Plan (Drawing No.001174-PL01, Rev A, 07/15)
- First Floor Plan (Drawing No.001174-PL02, Rev A, 07/15)
- Second Floor Plan (Drawing No.001174-PL03, Rev A, 07/15)
- Elevations (Drawing No.001174-PL05, 07/15)
- Roof Plan (Drawing No.001174-PL04, Rev A, 07/15)
- Topographical Survey (Survey Dwg No.Spanishcity Topo, Rev A, 26/06/2011)
- Extent of Works Area (Drawing No.1708L (-)104 C, Oct 2014)
- Plant Room Layout (Drawing Ref.SK01, 07/15)

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

Condition No.23 (formally condition no.24):

There shall be no general deliveries or collections to the restaurant/bar service yard and service area for the hotel between 22:00 hours and 07:30 hours Monday to Sunday, and no refuse collections between 19:00 hours and 09:00 hours Monday to Sunday.

Reason: In order to protect residential amenity in accordance with Policies LE2 and H13 of the North Tyneside Unitary Development Plan 2002.

Condition No.29 (formally condition no.30):

Prior to the installation of any external lighting to the approved development, full details must be submitted to and approved in writing by the Local Planning Authority. All external lighting must be in accordance with guidance provided by the Institute of Lighting, and the lighting must be angled in such a direction so the residents of the surrounding dwellings do not experience any glare from the approved development. Thereafter the lighting shall be maintained and operated in accordance with the aforementioned guidance.

Reason: To protect the appearance of the area, the environment and local residents from light pollution having regard to Policies LE2, E17/4 and H13 of the North Tyneside Council Unitary Development Plan 2002.

