

ADDENDUM

Item No: 5.1

Application No:	16/00569/FUL	Author	Julia Crebbin
Date valid:	15 April 2016	:	
Target decision date:	10 June 2016	☎:	0191 643 6314
		Ward:	Whitley Bay

Application type: full planning application

Location: Unit 6 Monkseaton Metro Station Norham Road Whitley Bay Tyne And Wear

Proposal: Change of use from Class B8 to Class A4 to form micropub within Monkseaton Metro Station and associated external works

Applicant: Mr Andrew Findlay, 2 High Town Morpeth NE65 8BH

RECOMMENDATION: Application Permitted

INFORMATION

Additional Representations

1no objection on the following grounds:

- Risks from passive smoking and noise to sensory garden at adjacent nursery.

6no. letters of support on the following grounds:

- Fantastic idea and will add to our local community.
- Great idea. People need to understand the difference between a Microbrewery and a pub. This would attract sensible drinkers, not drunks who would intimidate anyone
- Proposal which will turn a disused part of the metro station into a commercial concern and an asset to the station.
- Objections seem to be based on a fundamental misunderstanding of the nature of the proposed premises - it is not intended to be a large, noisy pub but a small and quiet venue which should not impact adversely on its locality.
- Positive contribution to the amenities available in Whitley Bay and form part of the much needed regeneration of the town.
- No private residences near by that would be directly affected by any increase in footfall.
- Proposal will improve the atmosphere at the station and make it a welcoming environment to travellers on the Metro.
- The station is enclosed in a glass structure that would prevent any noise from disturbing the nursery and there is in addition a significant gap between the buildings
- It is almost indubitable that the presence of members of the public quietly enjoying this facility is one of the best ways of deterring the gathering of youths

and any consequent anti-social behaviour. Empty and deserted places that attract these kinds of problem

- I can't see how the nearby nursery has any grounds to complain as the pub and it share no access and the pub won't even be directly beside it.

Internal Consultees

Conservation Officer

Monkseaton Metro is a building on the Local Register and in the Monkseaton Conservation Area. I support the unblocking of the windows facing Norham Road. Window frames installed into the unblocked openings must be in timber and subject to a condition requiring full scale joinery details and colour scheme. I do not support the proposal to copy the shutters of the adjacent cafe which appear crudely detailed. It may be better if shutters were installed internally. If external shutters are permitted (on either Norham Road or facing the platform) they must be subject to a condition to allow control over their appearance. Rainwater goods should be in cast iron. Regarding outdoor seating we require control over details of barriers or boundaries regarding any segregation of this area. The proposed siting of the air conditioning unit is not acceptable and will add to the clutter described in the supplementary information supplied by the applicant.

Officer comment – The applicant has agreed to reposition the air conditioning unit as suggested by the Conservation Officer (dealt with via condition 15). The applicant has also agreed to install internal shutters as suggested, and has confirmed that new rainwater goods will not be installed.

Amended Conditions

Condition No.7

No amplified music in the form of bands, solo, duo artists, discos, DJ's and karaoke or any recorded background music is permitted to be played at the premises at any time. When any other form of music is being played at the premises all windows in the premises must be kept closed and all doors must be kept closed, except for access and egress and in the case of an emergency ***and the music kept to a volume that is not audible outside the curtilage of the building.***

Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3, H13 and DCPS No.16 of the North Tyneside Unitary Development Plan 2002.

Condition No.16

Notwithstanding the approved details and prior to the commencement of the alterations to the windows and the installation of external shutters, full scale joinery details and colour treatment details of the windows and shutters shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to preserve and enhance the character of the conservation area, having regard to policies E16/2 and DCPS No. 8 of the North Tyneside

Unitary Development Plan 2002.

Additional Condition

Condition No.17

Prior to the installation of any barriers or boundaries to be used to segregate the outdoor seating area from the metro station platform full details must be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In order to preserve and enhance the character of the conservation area, having regard to policies E16/2 and DCPS No. 8 of the North Tyneside Unitary Development Plan 2002.