

ADDENDUM

Item No: 5.1

Application No:	18/01458/FUL	Author	Rebecca Andison
Date valid:	6 November 2018	:	
Target decision date:	5 February 2019	☎:	0191 643 6321
		Ward:	Preston

Application type: full planning application

Location: Preston Towers Preston Road North Shields Tyne And Wear NE29 9JU

Proposal: Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows

Applicant: Preston Towers Limited, Wellington Chambers 61 Saville Street North Shields Tyne And Wear

Agent: Curve Chartered Architects, Mr Gavin Knox 3 Orchard Terrace Rowlands Gill NE39 1EG

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Additional Consultee Comments

1.1 Natural England

1.2 As submitted, the application could have potential significant effects on Northumbria Coast Special Protection Area and Northumberland Shore Site of Special Scientific Interest. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

1.3 The following information is required:

Clarification on the proposed contribution to a coastal mitigation scheme, as well as further detail on the measures proposed within this scheme

1.4 Without this information, Natural England may need to object to the proposal.

1.5 On the basis of information provided, it is the advice of Natural England that it is not possible to conclude that the proposal is unlikely to result in significant effects on the European sites in question.

1.6 Natural England therefore advises that an Appropriate Assessment should now be undertaken, and the following information is provided to assist you with that assessment:

- The HRA concludes no likely significant effects, but takes into account proposed mitigation. Any mitigation should only be considered as part of an Appropriate Assessment, which therefore should be undertaken.

- There is currently not enough information on the proposed mitigation measures. Natural England understands that North Tyneside Council is not yet operating a coastal mitigation service, which therefore means our advice provided for application 17/01689/FUL (our ref 262827) is no longer applicable.

- There is currently a lack of certainty how and if the proposed mitigation can be delivered. To be able to assess potential impacts, further information should be provided on the agreed contribution, as well as the proposed measures that this will fund. This includes details on what kind of measures are proposed, when they will be implemented and how these will prevent adverse effects on the integrity of the European site.

1.12 Impacts on the SSSI also need to be considered, although not as part of a Habitats Regulations Assessment, but separately. As the SSSI shares features with the SPA, the above request for further information applies to the SSSI as well.

2.0 Officer Comments

2.1 The Council are in the process of drafting a coastal mitigation scheme and the applicant has agreed to make a financial contribution of £6,000 towards this scheme. It is officer opinion that with the proposed mitigation the proposed development will not have a significant effect on the Northumbria Coast SPA.

3.0 Additional Condition

29) No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing. Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy DM7.4 of the North Tyneside Local Plan 2017.