

## **ADDENDUM 05.07.18**

### **Item No: 5.1**

<b>Application No:</b>	<b>17/00817/FUL</b>	Author	Aidan Dobinson Booth
Date valid:	8 June 2017	:	
Target decision date:	7 September 2017	☎:	0191 643 6333
		Ward:	Whitley Bay

Application type: full planning application

**Location: Site Of Coquet Park And Marine Park First Schools Coquet Avenue Whitley Bay Tyne And Wear**

**Proposal: Residential development of 65 units consisting of 16no houses (3 and 4 bedroom), 46no apartments (1 and 2 bedroom), 3no Flats over garages (2 bedroom) with associated parking and landscaping (Revised Flood Risk & Drainage Assessment submitted 04.08.17) (Report to inform Habitat Regulations Assessment received 02.11.17) (Amended Landscape Scheme received 02.11.17)**

Applicant: Places For People, Mr Bryan Hare Maybrook House 27 Grainger Street Newcastle Upon Tyne NE1 5JE

Agent: Mrs Solila McDonagh, Mrs Solila McDonagh St Jude's Barker Street Shieldfield Newcastle Upon Tyne NE2 1AS

**RECOMMENDATION:** Minded to grant legal agreement req.

1 additional letter of objection has been received raising the following issues;

- Loss of residential amenity;
- Precedent will be set;

I would strongly advise the Planning Officer and Committee to seek a condition prohibiting the use of holiday let/short term rental as an enforceable condition of the development.

Whilst there are various problems relating to access, parking and removal of parking spaces with dropped kerbs on Coquet Avenue. My main concern is the potential use of the site. Whilst the 46 1& 2 bedroom proposed units in the apartment block are earmarked as affordable starter/retirement homes, there is an increasingly high chance that these properties will be used as rental accommodation for short term holiday lets & visitors to Spanish City. With the uptake of sites such as AirBNB and similar, the risk to the break down of

community cohesion, especially in such a major development is unreasonably high.

Whilst, living and running a business in the town I've seen the devastating impact when transitional populations are nurtured. For the first time in a decade, there is a genuine belief that 'Whitley is on the Up'. Whilst we currently have no policy based restrictions on second home ownership, as other seaside resorts - most notably Seahouses/Bamburgh/Beadnell - if this development is to be for the benefit of the community restrictions must be put in place to halt, limit and constrict the use of the proposed development to prohibit short term holiday let usage.

I would strongly advise the planning officer and committee to seek a condition prohibiting the use of holiday let/short term rental as an enforceable condition of the development.

#### Recommended Additional Condition

29. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any order amending, re-enacting revoking that Order, none of the residential dwellings or apartments hereby permitted shall be used as short term lets (any residential tenancy of less than six months).

Reason: To protect existing residents from additional noise and disruption caused by a transitory population in accordance with policy DM5.19 of the North Tyneside Local Plan 2017.