

Item No: 5.3

Application No: 18/00937/FUL
Date valid: 18 July 2018
Target decision date: 12 September 2018

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Ward: Monkseaton South

Application type: full planning application

Location: 17B Front Street Whitley Bay Tyne and Wear NE25 8AQ

Proposal: Proposed change of use from A1 shop to A4 public house/alterations

Applicant: Mr James Benson, 6 Engine Inn Road Wallsend Tyne and Wear NE28 7EL

RECOMMENDATION: Application Permitted

INFORMATIONRepresentations

One further objection has been by a resident of Front Street, this is set out as follows:

I am very concerned about the noise levels already apparent on Front Street and the addition of another pub will make matters worse for those living in close proximity. There are 3 existing pubs on Front Street and noise levels and disturbances are already causing difficulties for local families, adding a further drinking establishment with late night use every night of the week will intensify the volume of people and the nuisance to residents.

The proposed design has no garden or designated smoking area, so drinkers will spill onto the pavement outside of local properties creating further noise, rubbish and increased broken glass. This is an existing problem on Front Street, which will be intensified by the addition of another pub.

The shop has a glass front, so was not designed acoustically. Any music will be audible on the street and possibly in surrounding properties. Any amplified live music or events would definitely cause a disturbance.

There is no car park at the shop, with only 3 spaces (plus one disabled space) on Front Street and double yellow lines adjacent. The increase in volume of cars will cause further difficulties for residents as the surrounding properties, in keeping with the conservation area, have no front driveways and so rely on those spaces, especially in bad weather. Deliveries to the pub could also cause traffic difficulties as there is nowhere for lorries to park in front of the property.

The proposed design has a seating area facing the street and adjacent properties which could cause privacy issues for families with young children. There are a number of current issues with the disturbance caused by inconsiderate use of the public houses on Front Street, the addition of a further drinking establishment would only compound those problems.