

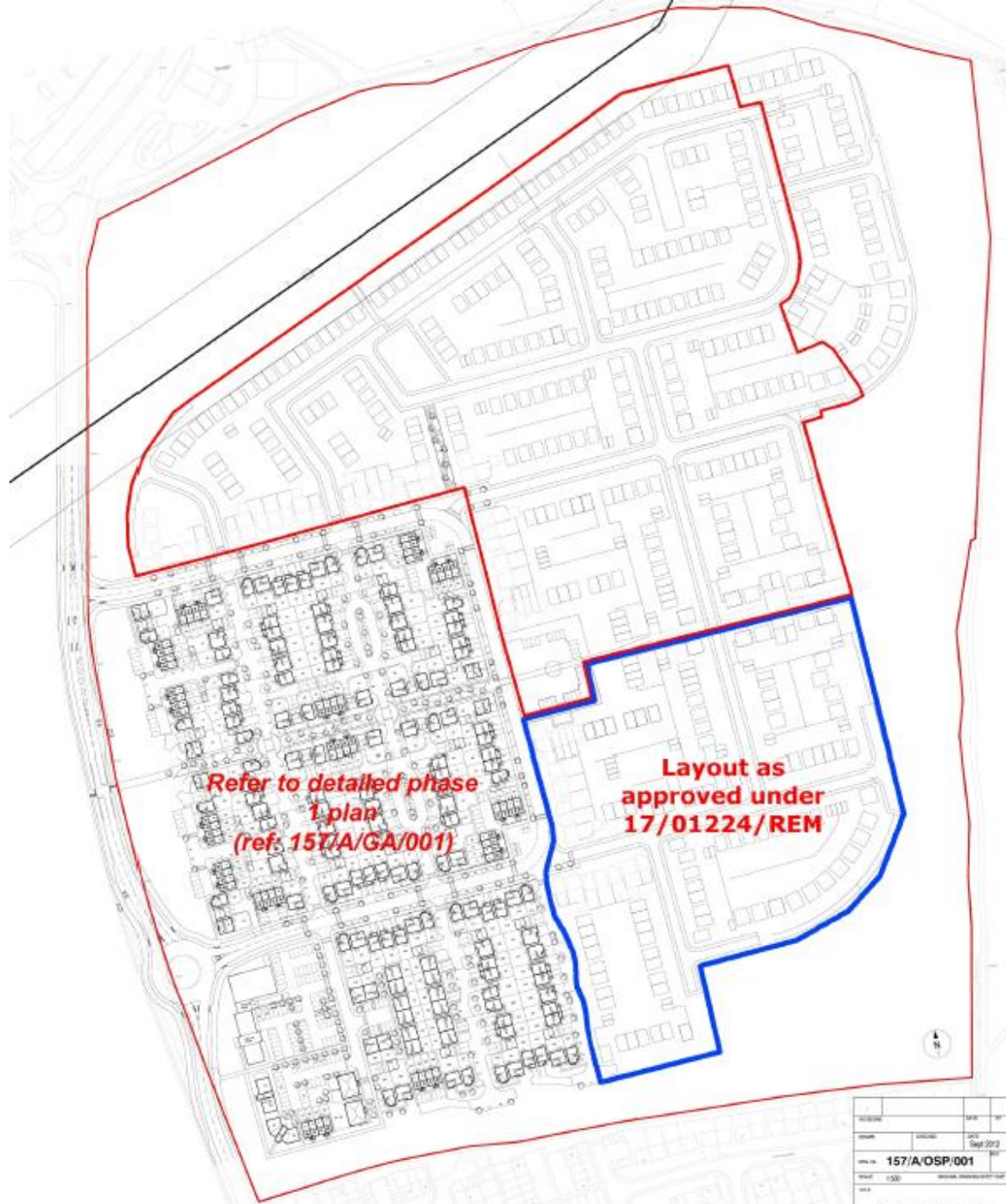


Planning Committee

4 September 2018

Item 1

- Location: Field north of 45 Sunholme Drive, Wallsend
- Proposal Reserved matters for 295 dwellings, garages and car parking
- Applicant: Persimmon Homes
- Ward: Northumberland



**Refer to detailed phase
1 plan
(ref: 157/A/GA/001)**

**Layout as
approved under
17/01224/REM**

PROJECT	157/A/OSP/001
DATE	Sept 2013
BY	
FOR	
SCALE	1:500
DATE	



BCA Newcastle

Xercise4Less
Newcastle-upon-Tyne...

Procter & Gamble

A191

A186

45 Sunholme Drive

A186

Whitley Park

Darsley Park

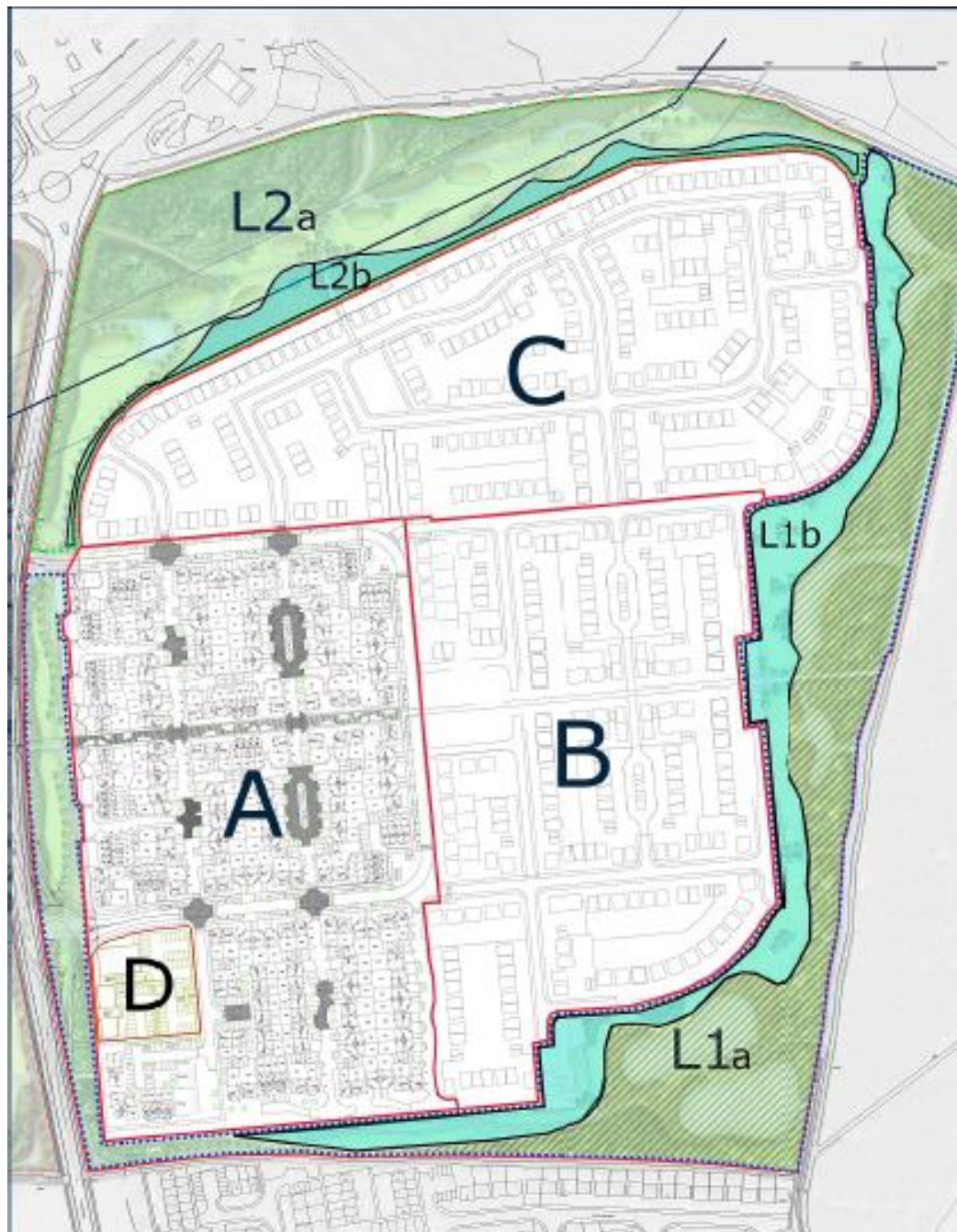
The Rising Sun
Sports Ground

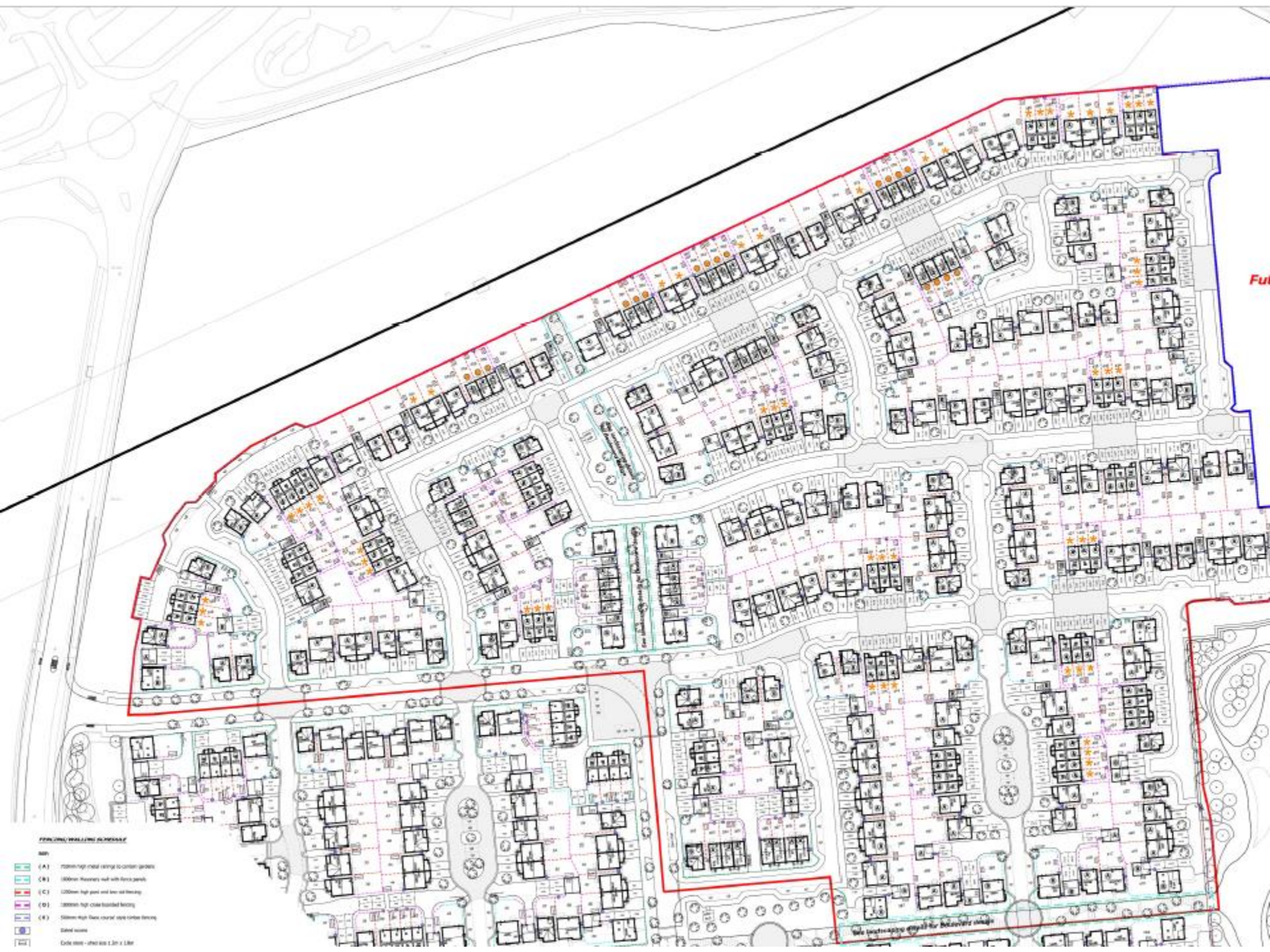
Beacon Hill School

Mullen Rd

Mullen Rd

Kings Rd N





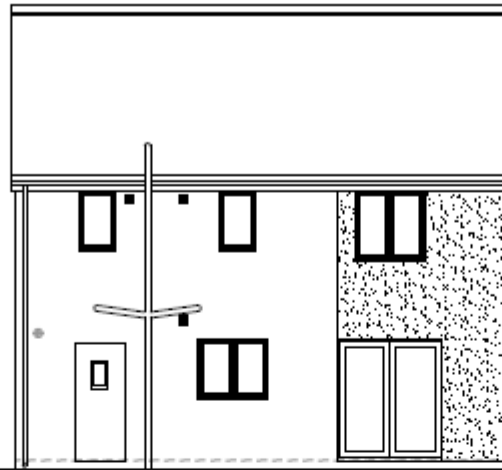
FENCING/ WALLING/ SIGNAGE

- (A) 1.8m high chain link fencing to contain gardens
- (B) 1.8m high chain link fencing with black panels
- (C) 1.8m high gate and low wall fencing
- (D) 1.8m high chain link fencing
- (E) 1.8m high chain link fencing with black panels
- (F) 1.8m high chain link fencing with black panels
- (G) 1.8m high chain link fencing with black panels
- (H) 1.8m high chain link fencing with black panels
- (I) 1.8m high chain link fencing with black panels
- (J) 1.8m high chain link fencing with black panels
- (K) 1.8m high chain link fencing with black panels
- (L) 1.8m high chain link fencing with black panels
- (M) 1.8m high chain link fencing with black panels
- (N) 1.8m high chain link fencing with black panels
- (O) 1.8m high chain link fencing with black panels
- (P) 1.8m high chain link fencing with black panels
- (Q) 1.8m high chain link fencing with black panels
- (R) 1.8m high chain link fencing with black panels
- (S) 1.8m high chain link fencing with black panels
- (T) 1.8m high chain link fencing with black panels
- (U) 1.8m high chain link fencing with black panels
- (V) 1.8m high chain link fencing with black panels
- (W) 1.8m high chain link fencing with black panels
- (X) 1.8m high chain link fencing with black panels
- (Y) 1.8m high chain link fencing with black panels
- (Z) 1.8m high chain link fencing with black panels

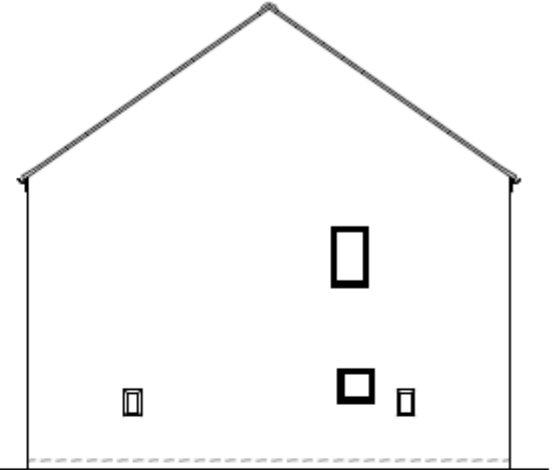
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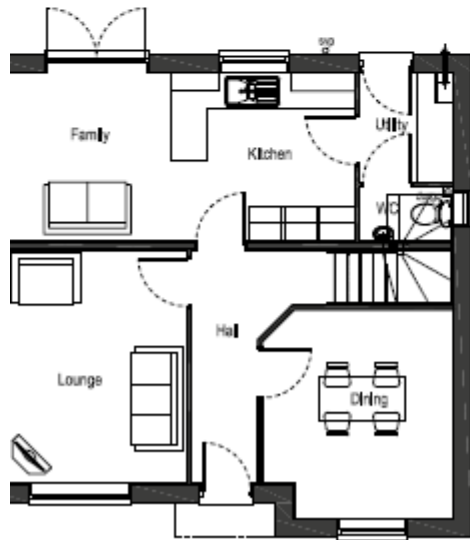
Front Elevation



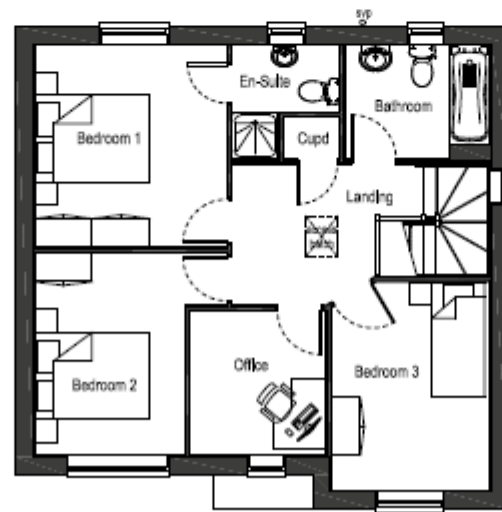
Rear Elevation



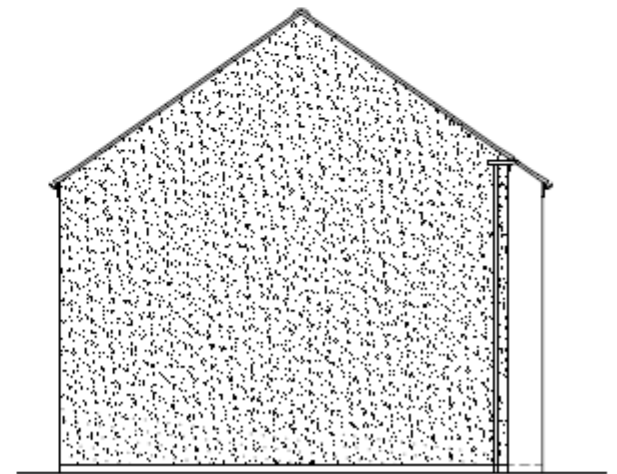
Side Elevation 1



Ground Floor Plan



First Floor Plan

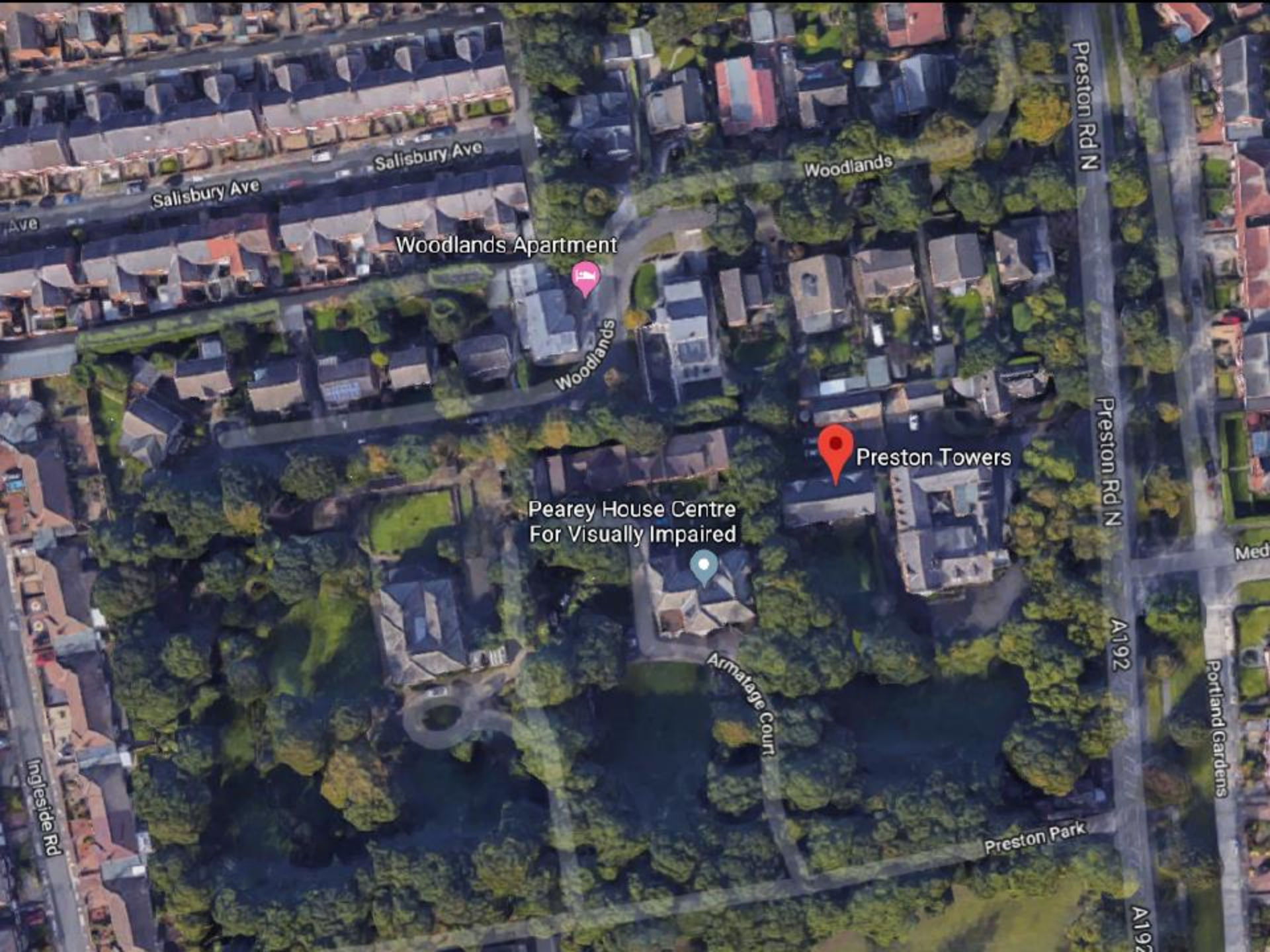


Side Elevation 2

Item 2

- Location: Preston Towers
- Proposal Change of use of Existing Preston Towers from Nursing Home (Class C2) to 4no houses (Class C3) (3no 4 bedroom and 1no 3 bedroom) and 6no apartments (Class C3) 4no 4 bedroom. Construction of new access from Preston Road and new access from unadopted road to the south of the site
- Applicant: Little Acorns Childcare
- Ward: Whitley Bay





Preston Rd N

Preston Rd N

A192

A192

Salisbury Ave

Salisbury Ave

Woodlands Apartment

Woodlands

Woodlands



Preston Towers

Pearey House Centre
For Visually Impaired



Armatage Court

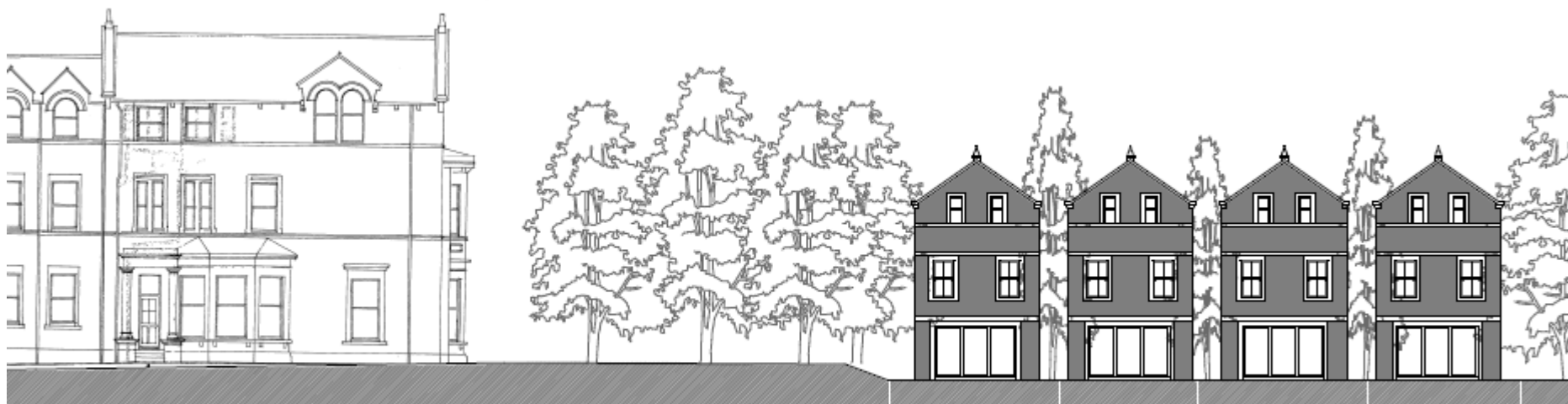
Preston Park

Med

Portland Gardens

Ingleside Rd

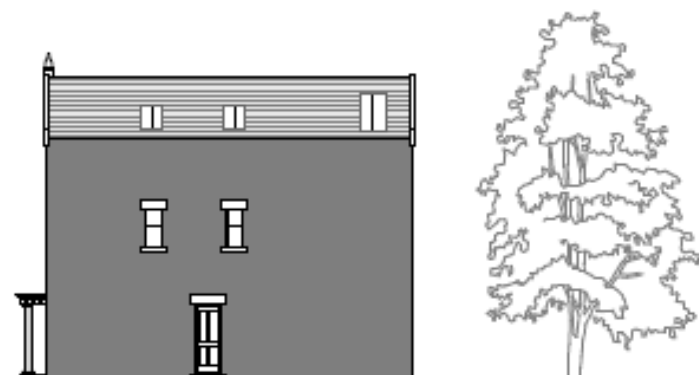




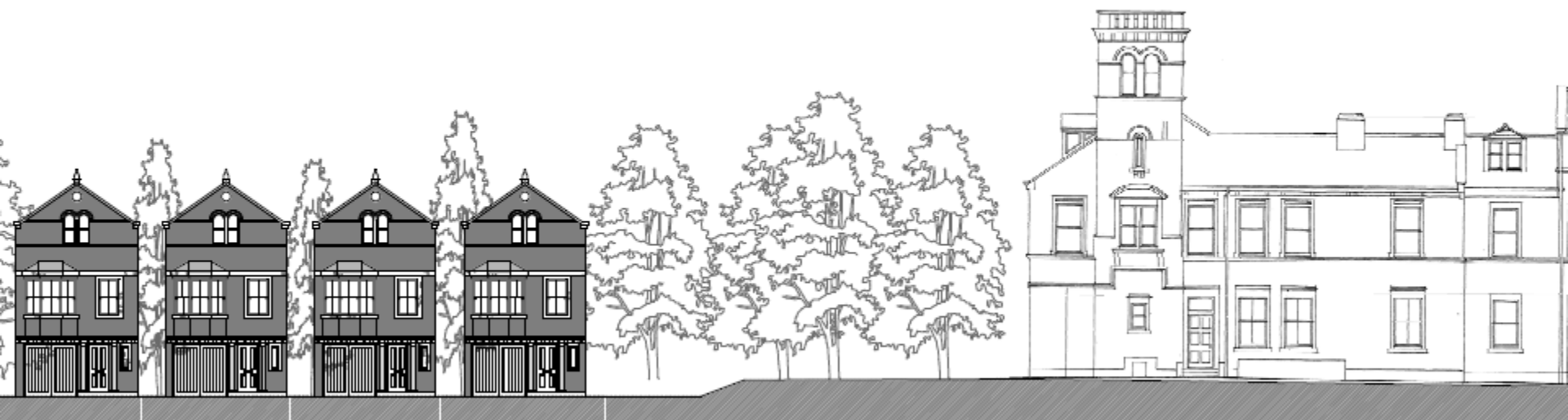
PROPOSED HOUSES AND PRESTON TOWERS LOOKING EAST



PROPOSED HOUSES AND PRESTON TOWERS LOOKING NORTH



PROPOSED HOUSES AND PRESTON TOWERS LOOKING SOUTH

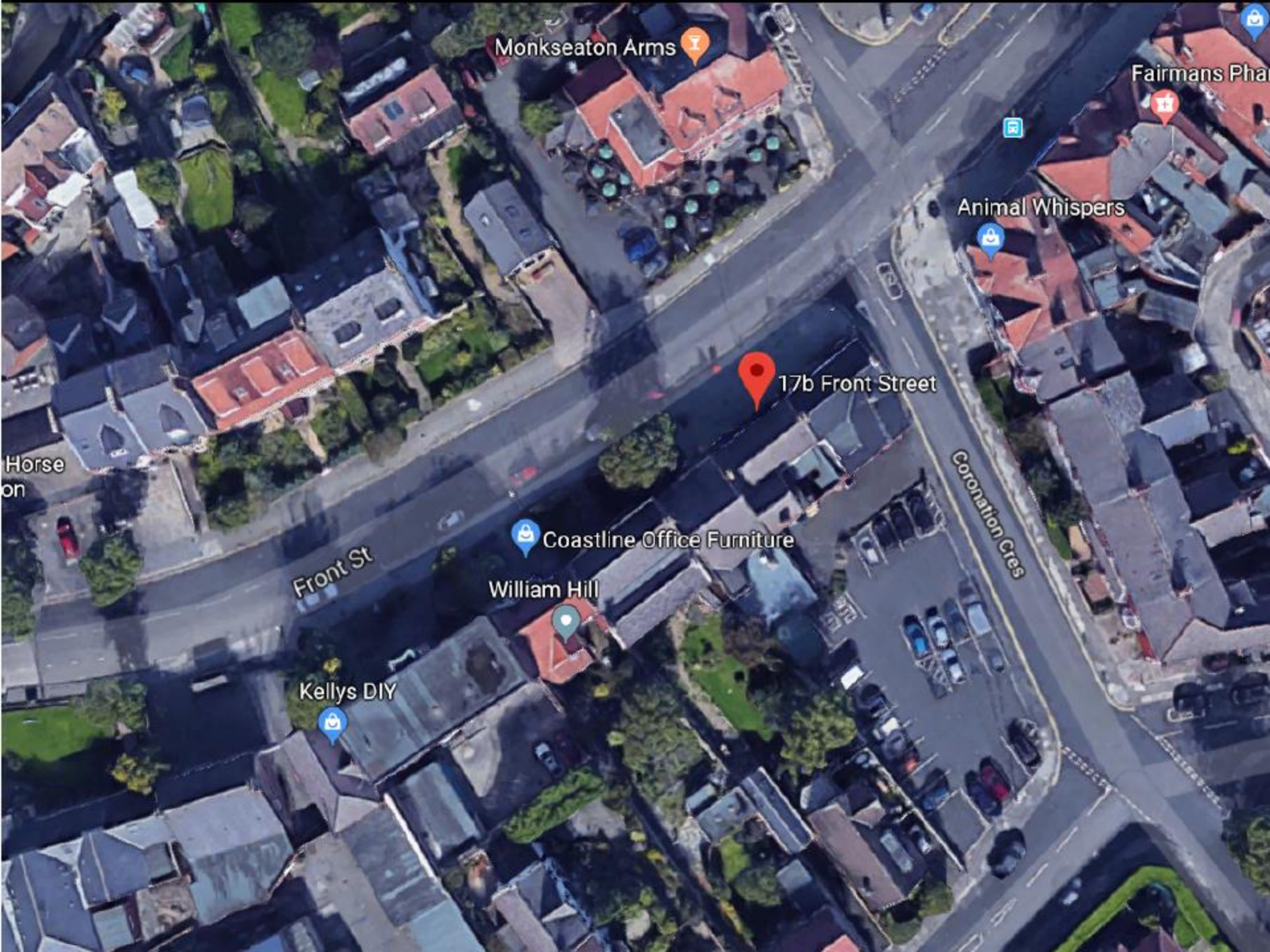


PROPOSED HOUSES AND PRESTON TOWERS LOOKING WEST

Item 3

- Location: 17B Front Street, Whitley Bay
- Proposal Proposed change of use from A1 shop to A4 public house/alterations
- Applicant: Mr James Benson
- Ward: Monkseaton South





Monkseaton Arms

Fairmans Pharmacy

Animal Whispers

17b Front Street

Coastline Office Furniture

William Hill

Kellys DIY

Front St

Coronation Cres

PUBLIC
FOOTPATH

PO

21

4.00

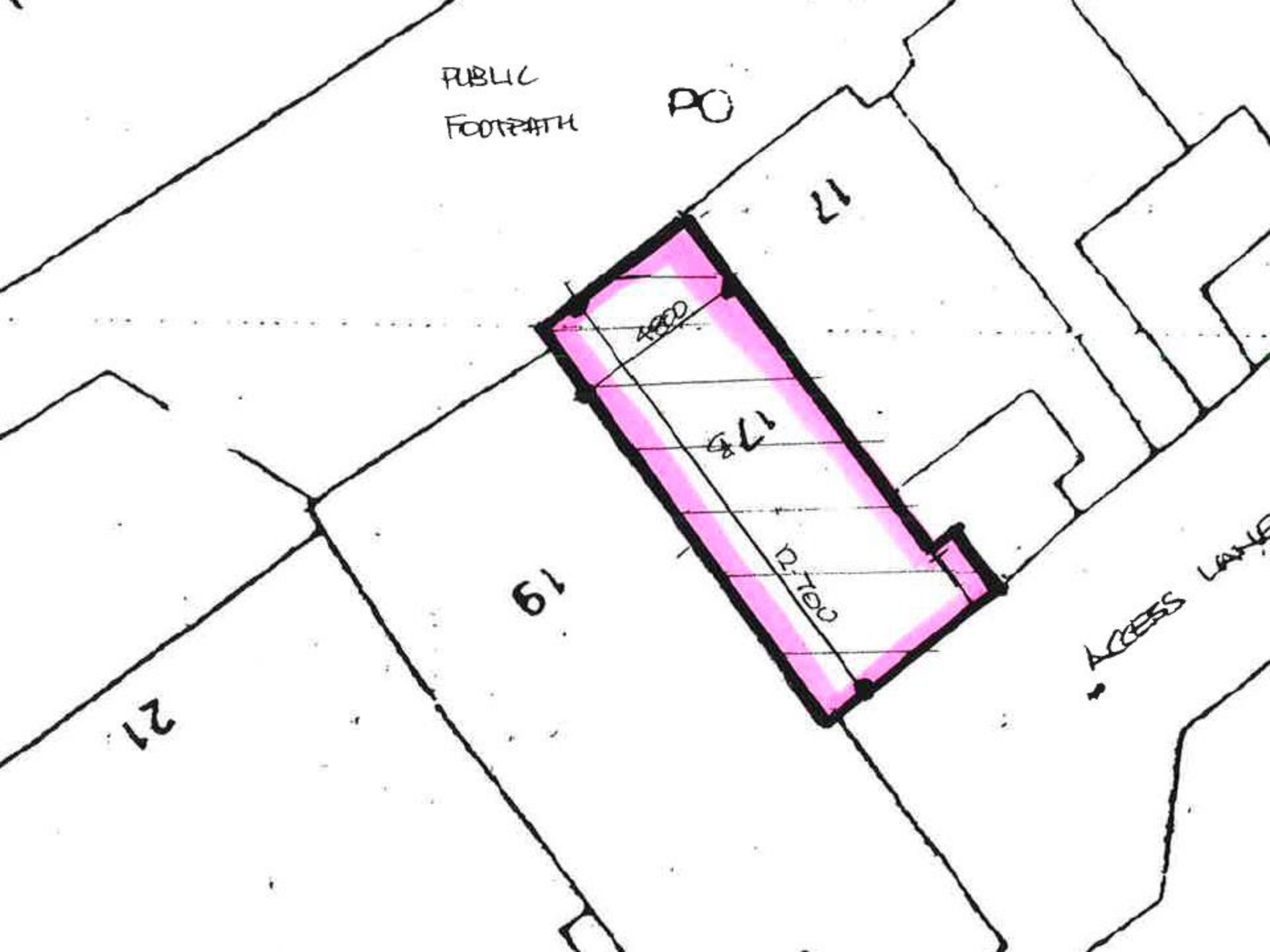
17.8

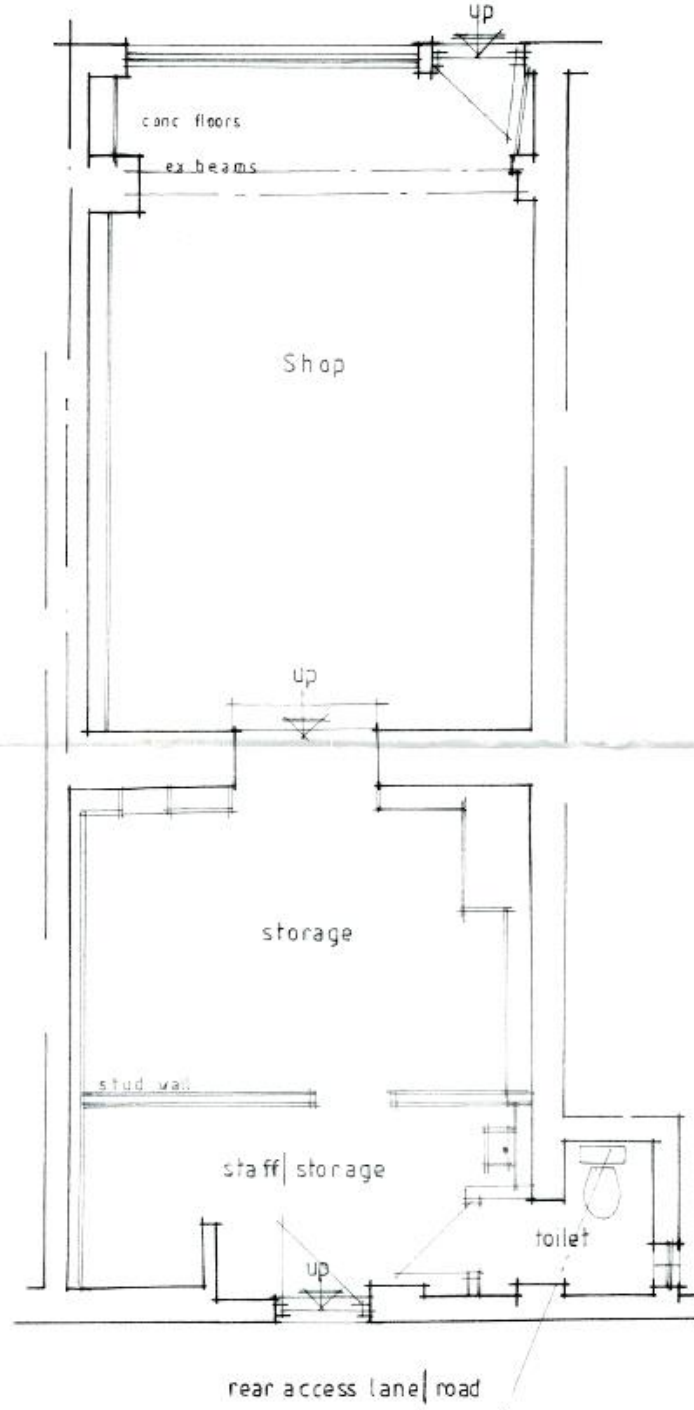
12.700

61

21

ACCESS LANE





floors for laminate or similar floor covering. To client's satisfaction and E.H.O. approval.

HANDRAILS

Fit 900mm high timber/hardwood handrails both sides of existing internal steps.

SANIFLO

Fit "Saniflo" small bore pumped drainage system to the Female/Disabled toilet. Take waste pipe to new 100mm dia UPVC stub stack with DURGO valve.

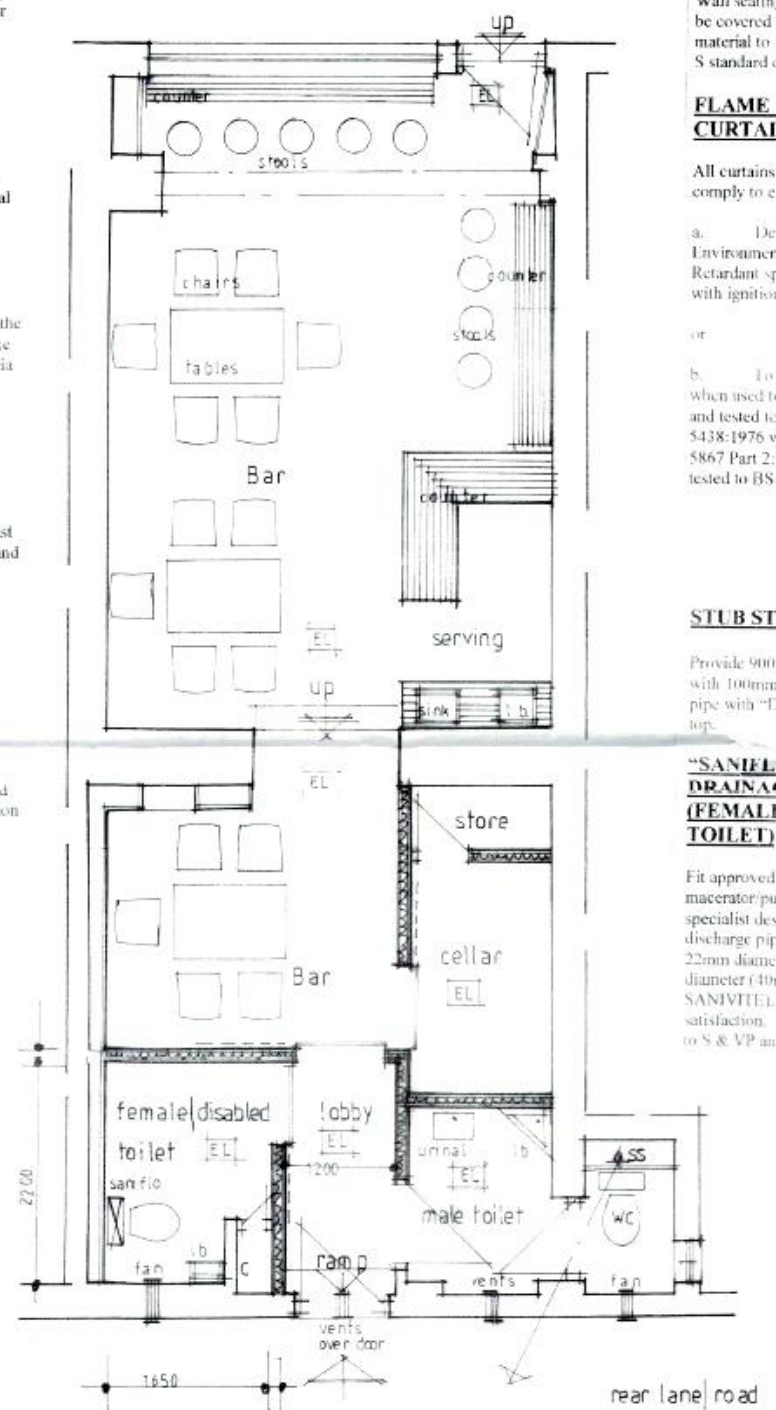
NEW FRONT SIGN

New sign over front door/window to be client's specifications all by specialist supply/fix and all to Town and Country Planners approval.

THE "BUILDING OWNER MANAGEMENT"

To ensure a suitable fire strategy plan has been formed and all staff aware of the action to be undertaken if a fire occurred - To Fire Officers satisfaction.

ACCESSIBLE SWITCHES AND SOCKETS IN



with sealant, be covered material to S standard

FLAME CURTAIN

All curtains comply to e

a. De
Environment
Retardant sq
with ignition

or

b. To
when used to
and tested to
5438:1976 v
5867 Part 2:
tested to BS

STUB ST

Provide 900
with 100mm
pipe with "E
top.

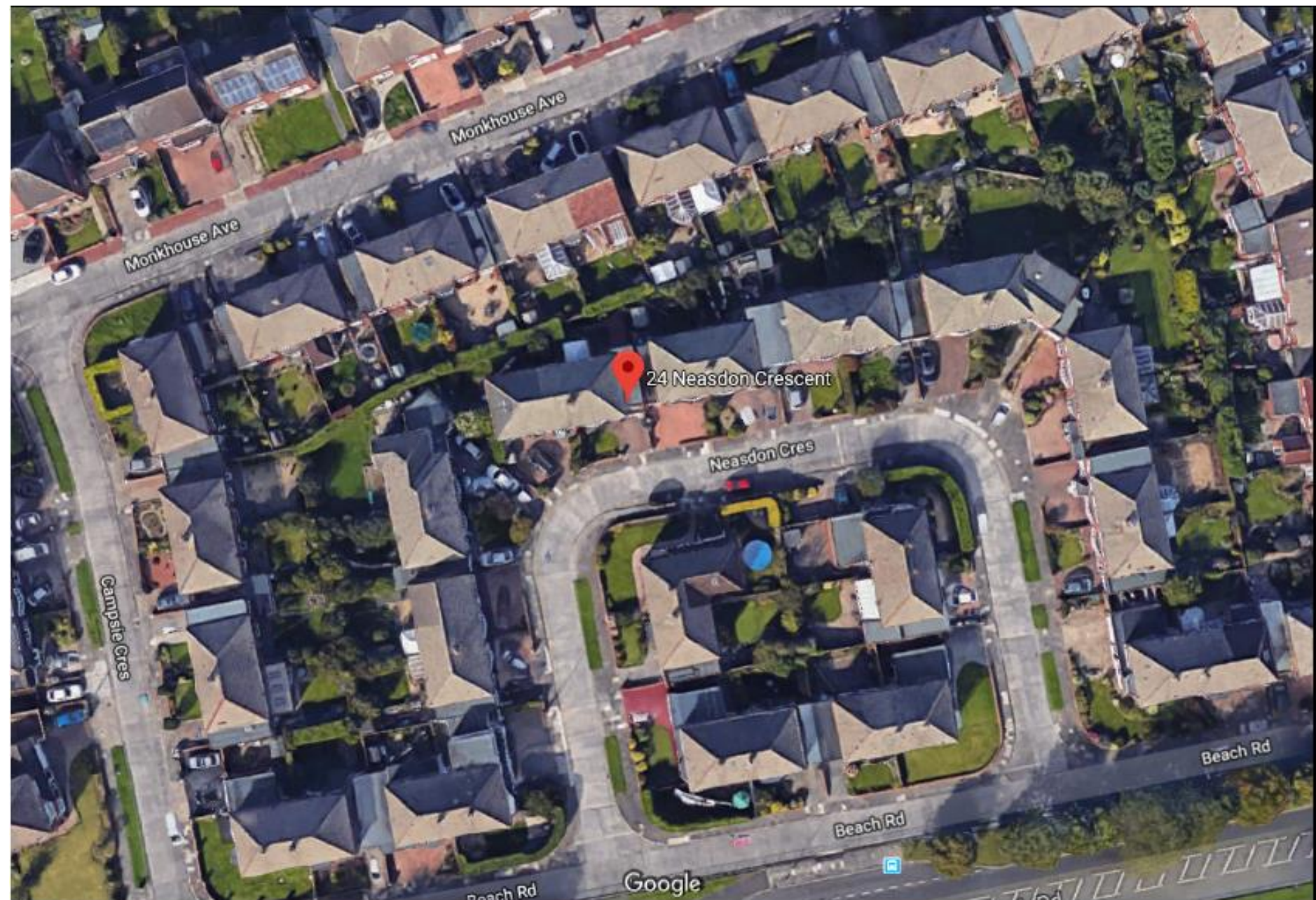
"SANIFLO DRAINAGE (FEMALE TOILET)"

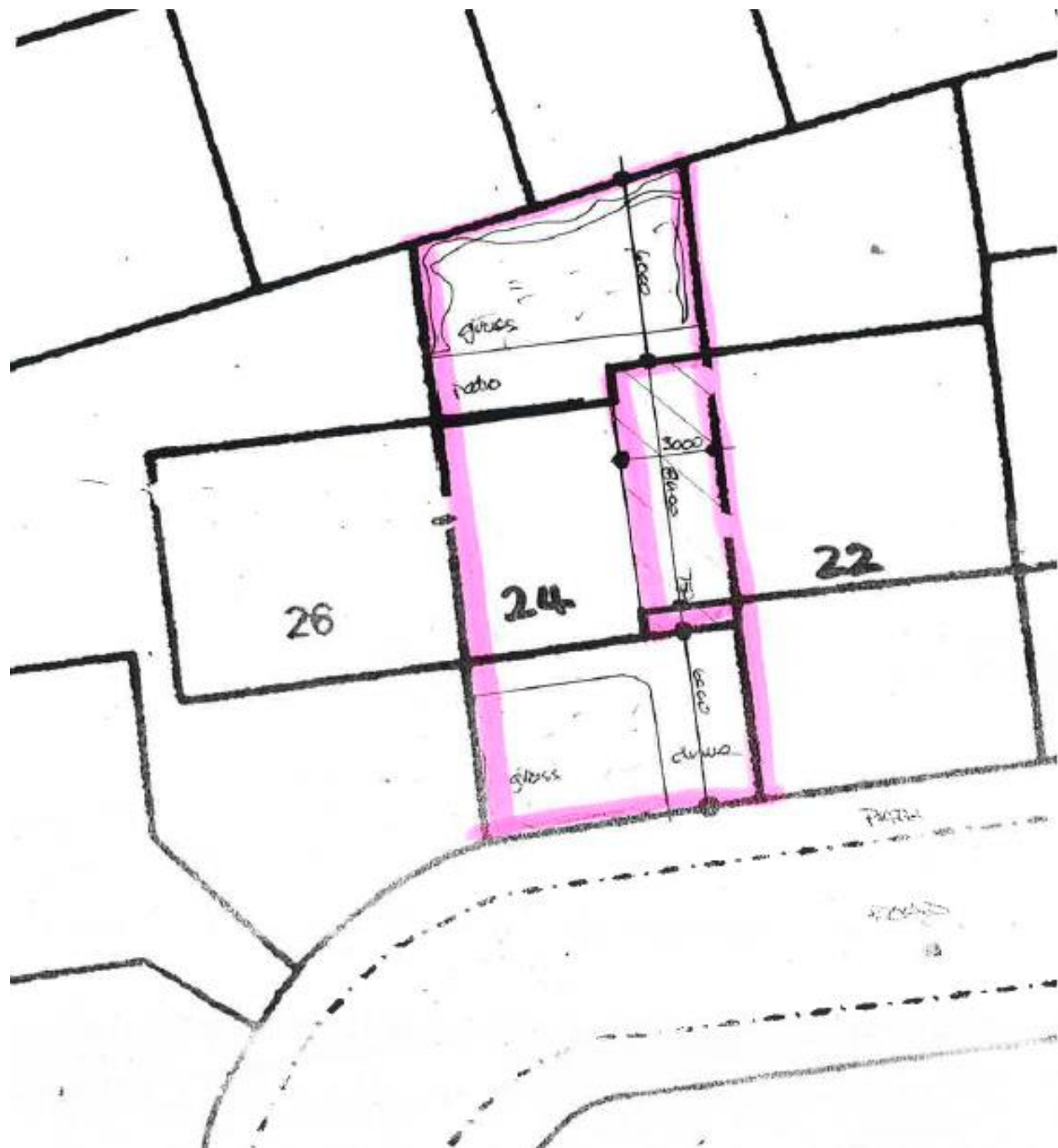
Fit approved macerator/pu specialist des discharge pip 22mm dia me diameter (40) SANIVITEL satisfaction. to S & VP an

Item 4

- Location: 24 Neasdon Crescent, Tynemouth
- Proposal Replace existing flat/felt roofs with new tiled pitched roof to the side of the property
- Applicant: Norma Redfearn
- Ward: Cullercoats







BOUNDARY

All work on the boundary to be adjoining owners complete satisfaction and in accordance with THE PARTY WALL (etc) ACT 1996 as necessary. Make good on the boundary where necessary to adjoining owners satisfaction. Adjoining owner's permission to be obtained for any ridge foundation and roof overhangs of prior to work commencing.

NEW BRICKS

All new bricks, size and colour to match existing and all bricks existing with where appropriate. To inspection satisfaction.

ROOF PITCH

New main roof pitch to match existing roof. To be determined on site.

"SIZES AND HEIGHTS"

"Exact" sizes and heights to be determined on site to clients, specifications and Local Authority satisfaction. Builder to check all sizes on the prior to work commencing.

C.D.M. SUPERVISOR

The builder/contractor must need to appoint a C.D.M. planning supervisor before commencing work.

SITE SIZES AND DIMENSIONS

All dimensions to be checked on site. Do not Scale from the drawing. Any discrepancies to be reported to the Project Supervisor and before the commencement of any work.

EXISTING LINTELS

Builder to expose existing lintels where necessary to 1st floor window openings and garage door opening. All to inspection satisfaction.

ROOF PITCH COVERING

New roof structure to be suitable for roof pitch and fixed in accordance with manufacturers specifications and recommendations. "Exact" roof pitch to be determined on site and as specified.

NEW ROOF TILES

All new roof tiles colour and shape to match existing tiles where practicable. Tiles suitable for roof pitch and fixed to manufacturer specifications.

SOFFITS

Incompletable white PVC soffits fixed to manufacturer specification.

RESTRAINT STRAPS

Fix 30mm x 3mm solid steel straps to walls, plates, braces and rafters at 2000mm maximum centres all round. Fix 30mm x 3mm solid steel holding down straps to wall plates, joists, braces and walls at 2000mm maximum centres all round.

TIMBER TREATMENT

All new timbers to be treated with approved preservative.

WALL PLATES

Use 30mm x 3mm solid steel



proposed front elevation

GARAGE LEAN-TO ROOF RAFTERS

Fix 100mm x 50mm rafters at 600mm centres.

NEW ROOF TILES

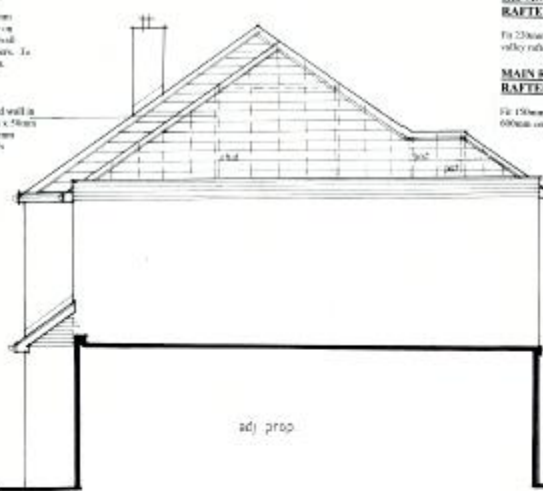
New roof tiles to match existing. FIT REDLAND DOUBLE ROMAN tiles (or similar). Carefully remove existing roof tiles and re-use on new lean roof. Fit new tiles on new side and rear walls.

HIP AND RIDGE TILES

Provide new hip and ridge tiles and fix with DRY fix roof ridge system. Repoint tiles to match existing wherever tiles.



existing front elevation



proposed side elevation



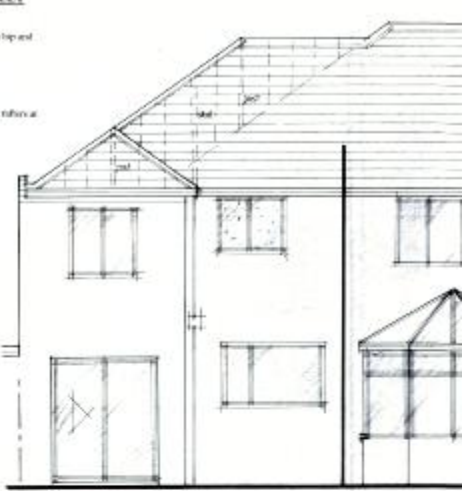
existing side elevation

RAFTERS

Fix 100mm x 50mm hip and valley rafters.

MAIN ROOF RAFTERS

Fix 100mm x 50mm rafters at 600mm centres.



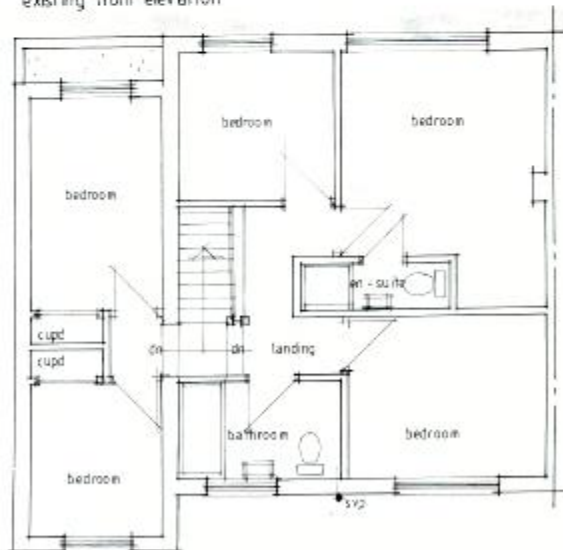
proposed rear elevation

NEW ROOF TILES OVER GARAGE ROOF

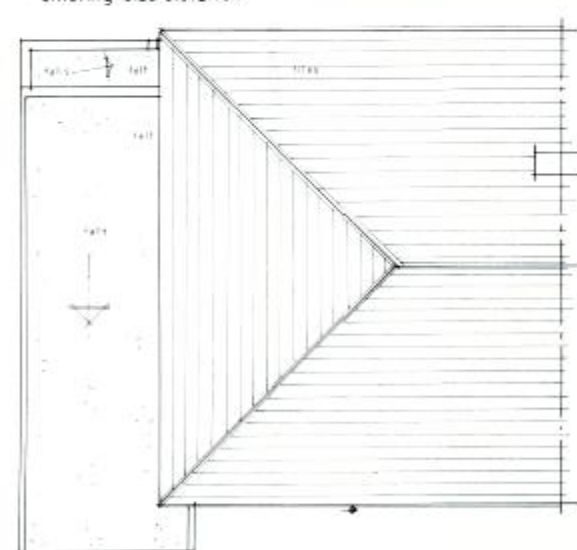
Fit REDLAND ROMAN tiles (or similar). Carefully remove existing roof tiles and re-use on new lean roof. Fit new tiles on new side and rear walls.



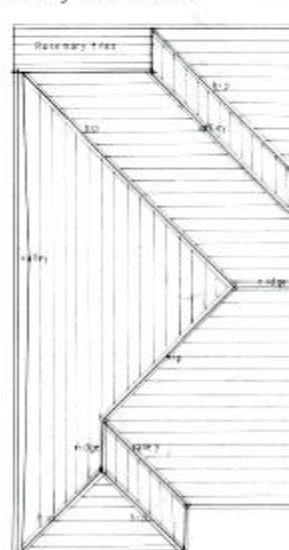
existing rear elevation



1st floor plan



existing roof plan



proposed roof plan