



JRA Committee Meeting Wednesday 21 January 2015

PLANNING

Significant Developments in the last month:

Erection of 4 storey (63 bed) care home (Class C2) and single storey 80 place day nursery with associated car parking and landscaping (Class D1) following demolition of 3 unlisted buildings Former NHS Trust Fleming Nuffield Unit, Burdon Terrace, NE2 3AE. Ref. 2014/1280/01/DET
The Council considered this application at the Planning Committee on 19 December 2014 and a decision was deferred. We have been advised that revised plans are to be submitted for which there will be a further consultation. It would appear that there will be no verbal representations when the application is considered at the Planning Committee again.

All-weather playing surface and associated athletics facilities for Newcastle High School for Girls Town Moor, Intake No 10, Great North Road, Newcastle upon Tyne. Ref. 2014/1385/01/DET
No change.

Erection of three storey school building etc, all to form a 750 place Senior School Newcastle High School for Girls, Tankerville Terrace, NE2 3BA. Ref. 2014/1442/01/DET
The JRA reiterated its objection. A further addendum to the Transport Assessment has been prepared on the basis that school retains the use of some of its buildings and that the remainder remain in educational use. Newcastle Conservation Area Panel has recommended changes to the extension to the old school buildings.
At this stage it appears that the application will be considered at the Planning Committee on 20 February 2015.

Partial demolition of existing single storey extensions, erection of 3 storey extension to rear, alterations to elevations and conversion of first and second floors to form extension to public house (Class A4) and 24 bed hotel (Class C1) including hotel reception area, secure store, refuse storage area and associated car parking (9 spaces) and cycle parking (as amended by plans received 8th May 2013 and 19th July 2013).
Former Cradlewell Hotel Jesmond Road Newcastle upon Tyne NE2 1LA. 2013/0642/01/DET
Permission granted

Change of use of former school (Use Class D1) to one dwelling house (Use Class C3) with associated external alterations; Creation of bunding to southern boundary; Part demolition of existing sports hall to ground floor slab with creation of garage under glazed pavilion with pool; Erection of new single storey dwelling (South Lodge); Installation of entrance gates; hard and soft landscaping and boundary treatments.

Site of Jesmond Towers Jesmond Dene Road Newcastle upon Tyne NE2 3RJ. 2014/0212/01/DET
Permission granted subject to S106 agreement to secure the renovation of Jesmond Towers.
Includes slightly different lodge at entrance to original proposal and 2m close boarded fence to southern boundary to rear gardens of houses on Bemersyde Drive.

Change of use of ground floor from residential (Class C3) to restaurant/cafe (Class A3) and new entrance door to front and erection of flue to rear elevations

Flat 1 68 Saint Georges Terrace Jesmond Newcastle upon Tyne. 2014/1721/01/DET

The application has been refused.

Conversion of existing first and second floor maisonette to 2 flats and erection of dormer to rear elevation 119 Bayswater Road Newcastle upon Tyne NE2 3HP. 2014/1906/01/DET

Addition of flat roofed, almost full width dormer window, to provide space for flat in roof space.

Consider objection – may try and find out how the proposal fits in with current planning guidelines, historically it would not have been allowed, but may now be effectively covered by permitted development rights.

Erection of loft conversion with 5 roof lights (Retrospective)

116 Grosvenor Road Newcastle upon Tyne NE2 2RQ. 2015/0020/01/DET

Application for two bedroom Tyneside flat to have a loft conversion to gain an extra bedroom and en-suite. Looks like another HMO as the applicant is a resident of Bingley, West Yorkshire, although could be “owner” and two “friends” in which case it would not need C4 permission.

Change of use from a 5 bedroom HMO (Class C4) to 7 bedroom HMO (sui generis) (Retrospective)

7 Manor House Road Newcastle upon Tyne NE2 2LU. 2014/1615/01/DET

Permission has been granted before the JRA submitted an objection.

Lawful Development Certificate Application for proposed mixed use of dwelling (Class C3) / HMO (Class C4). 220 Doncaster Road Newcastle upon Tyne NE2 1RB. 2014/1607/01/LDC

Application withdrawn.

Erection of a two storey bedroom extension to rear with two new rooflights in existing roof

72 Tavistock Road Newcastle upon Tyne NE2 3JA. 2014/1699/01/DET

Permission granted for two more bedrooms on a property that already appears to be set out as an HMO, but does not have C4 planning permission. The new planning permission specifically states that C4 planning permission has not been granted.

Change of use of vacant residential flat (Class C3) as HMO (Class C4), loft conversion with 1 rooflights to front elevation and 2 rooflights to rear elevation

6 Thornleigh Road Newcastle upon Tyne NE2 3ET. 2014/1159/01/DET

Permission refused.

Erection of detached dwelling house and garage following demolition of existing house

11 Castleton Grove Newcastle upon Tyne NE2 2HD. 2014/1470/01/DET

Demolition of 1970's infill bungalow set back from the street with a four storey dwelling that includes a basement and usable space in the roof. I understand from Gerry Keating that the planners have suggested to the applicant that the plans be amended. Revised plans not yet available for public view.

Nils Clemmetsen 19 January 2015