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Town and Country Planning Act 1990

Our Reference: 20/00039/REF, Planning Application 2020/0934/01/DET

PLANNING APPEAL at Former Police Station (eastern Part Of The Site) Westgate Road, NE4 8RP

If you need this information in another format or language please contact the sender.

Dear Sir/Madam

The Secretary of State is to consider an appeal lodged by , Hadrian Property Investments Limited C/O Agent ("the Appellants") against refusal of planning consent 2020/0934/01/DET by Newcastle upon Tyne City Council (as District Planning Authority) for the

appeal against refusal of Redevelopment of former Police Station (East) including demolition of cell block and erection of an extension to create a commercial mixed-use development to include three ground floor units; comprising two retail/ shops units (Class A1) and a dental surgery (Class D1) and conversion of offices on upper floors to 12 no 1-bedroom apartments and 3 no 2-bedroom apartments (Class C3) as amended by plans received 9 September 2020. (Planning Inspectorate reference APP/M4510/W/20/3263625 and APP/M4510/W/20/3263441)

Planning permission refused for the following reasons:

1. The proposed development would result in the intensification of the use of the site with insufficient parking and servicing arrangements proposed that would result in highway safety concerns. As such the proposal would be harmful to highway safety and would not accord with the National Planning Policy Framework, Policy CS13 of the Core Strategy and Urban Core Plan or with Policies DM12 and DM14 of the Development and Allocations Plan.
2. The proposed conversion of the four storey building to residential units would by reason of its outlook result in the significant loss of amenity to existing and future residents and would thus be contrary to advice in the National Planning Policy Framework aimed at safeguarding residential amenity as well as Policy CS14 of the Core Strategy and Urban Core Plan and Policies DM6 and DM23 of the Development and Allocations Plan.
3. The proposal fails to enhance the landscape quality and character of the area, fails to provide connectivity and landscape enhancements or multi-functional environmental benefits or assist in reducing run off and flood risk and is therefore contrary to Policy DM28 of the Development Allocations Plan. In addition, the scheme fails to enhance habitats or provide any net gain in biodiversity. The development is not in accordance with the National Planning Policy Framework, Policy CS18 of the Core Strategy and Urban Core Plan and Policies DM27, DM28 and DM29 of the Development and Allocations Plan.
4. Insufficient information has been submitted to prove that the drainage strategy is adequate therefore the proposal would conflict with the National Planning Policy Framework, Policy CS17 of the Core Strategy and Urban Core Plan and Policy DM26 of the Development and Allocations Plan.
5. The application has failed to agree through a planning obligation legal agreement under section 106 of the Town and Country Planning Act 1990 to mitigate the impact of the proposed development to cover the following matters: £10,842 towards allotments or park/recreation improvements. As a consequence, the proposal would be contrary to Policies CS18 and DEL1 of the Core Strategy and Urban Core Plan as well as Policy DM30 of the Development and Allocations Plan and the Council's Planning Obligations Supplementary Planning Document.

The Secretary of State for the Communities and Local Government, who will be dealing with this appeal by way of an informal hearing at a date yet to be set, has asked that local residents and others who may be affected should be notified and given an opportunity to make representations to him.

If you wish to make comments, or modify/withdraw your previous representation, you can do so at www.gov.uk/planning-inspectorate. If you do not have access to the internet, you can send three copies to: The Planning Inspectorate, Room 3/26a, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the Inspectorate reference given in this

letter, **by 12th April 2021**

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the Inspectorate appeal reference. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Documentation relating to this appeal can be viewed online. Go to our Public Access website at **www.newcastle.gov.uk/viewplanning**, and search for the reference given at the top of this letter. Documents can alternatively be inspected at the City Library, Newcastle upon Tyne, but you should make an appointment with the appropriate case officer before coming to inspect.

Any representations which you make can only be taken into account providing that they are made known to the parties to the appeal and copies will therefore be sent to the Appellant. Please note that the Inspector's decision on the appeal will only be sent to those persons who request from them a copy in writing. The Decision will also be published at **www.gov.uk/planning-inspectorate** available to all.

The Planning Inspectorate has produced a leaflet which provides useful information for third parties and explains the possible involvement in planning appeals. If you would like a copy of the leaflet please contact the writer of this letter at the address/phone numbers shown.

We will write to you again when the date and venue for the Informal Hearing has been confirmed, which you will be able to attend and at the Inspector's discretion, give your views.

Yours faithfully
Development Management Validation Team