

The person dealing with this appeal is:

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2 March 2021

Town and Country Planning Act 1990

Our Reference: 20/00038/REF, Planning Application 2020/0933/01/DET

PLANNING APPEAL at Former Police Station (western Part Of The Site) Westgate Road, Newcastle Upon Tyne, 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 2020/0933/01/DET by Newcastle upon Tyne City Council (as District Planning Authority) for the

Appeal against refusal of Redevelopment of former Police Station (West) including part demolition and erection of a stand-alone hot food restaurant/takeaway with drive through (Sui-Generis) as amended by plans received 9 September 2020 (Inspectorate Appeal Reference: APP/M4510/W/20/3263441 and APP/M4510/W/20/3263625)

Planning permission refused for the following reasons:

1. The proposed hot food restaurant/takeaway with drive through would by reason of its scale, massing, design and siting appear as an incongruous and overlarge feature. The building would be visually dominant in its locality and harmful to the street scenes of Dunholme Road and Westgate Road which is a main approach into the city centre. The proposal would not, therefore, accord with the National Planning Policy Framework, Policy CS15 of the Core Strategy and Urban Core Plan or Policy DM20 of the Development and Allocations Plan.
2. The proposed hot food restaurant/takeaway with drive through would result in the intensification of the use of the site and has the potential to cause queues forming onto the highway. 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 Policies DM12 and DM14 of the Development and Allocations Plan.
3. The proposed hot food restaurant/takeaway with drive through would be inappropriate development given that it would lead to increased access by school children to an unhealthy eating outlet. The proposal is conflict with NPPF and policy CS14 of the Core Strategy aimed at promoting healthy communities and ensuring developments do not have a negative impact on the health and wellbeing of people and communities and the aims of Policy HFT 1 (Proximity to Secondary Schools) of the Council’s Hot Food Takeaway Supplementary Planning Document.
4. The proposed hot food restaurant/takeaway with drive through would result in an unacceptable adverse impact on neighbouring residential amenity from noise and disturbance from the premises both in its operation but also with the movement of people to and from the premises. The proposal does not accord with the National Planning Policy Framework, Policy CS14 of the Core Strategy and Urban Core Plan, Policies DM23 and DM24 of the Development and Allocations Plan as well as Policies HFT4, HFT6, HFT7 and HFT8 of the Council’s Hot Food Takeaway Supplementary Planning Document.
5. 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.
6. 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

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, **within 5 weeks** of the start date (25-02-2021).

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