

Committee Report

Application No:	DC/21/01285/FUL
Case Officer	Richard Smith
Date Application Valid	2 December 2021
Applicant	MR. JACK LOE
Site:	Upper Car Park Level Rear Swallow Hotel Gladstone Terrace Gateshead NE8 4DY
Ward:	Bridges
Proposal:	Subdivision of car park with a 2.4m tall palisade fence to form an ambulance parking area, including siting of a 14m x 10m prefabricated building within the secure area for use as ambulance office and training room.
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF SITE.**

The application site is a section of the upper level of a car park located on Gladstone Terrace, off Prince Consort Road. The car park is privately owned and operates on a pay and display basis.

1.2 There are currently 56 car parking spaces on the upper level of the car park and 120 in total, over both of its levels. The upper car park is accessed via a ramp off Gladstone Terrace, with the entrance to the lower car park located further west off Gladstone Terrace at ground floor level.

1.3 The car park was previously owned by the Swallow Hotel, located due east, with the hotel frontage located on High West Street.

1.4 At ground floor level to the west of the car park is a hand car wash and MOT centre, whilst the main entrance to the Gateshead Indoor Bowling Club (GIBC) is located further east past the entrance to the car park on Gladstone Terrace.

1.5 Residential properties are located opposite the entrance to the upper car park on Gladstone Terrace, approximately 48 metres from the application site and 23 metres from the residential properties located on Bewick Road.

1.6 DESCRIPTION OF APPLICATION

Planning permission is sought to subdivide the upper-level car park with a 2.4m tall palisade fence to allow for two ambulance parking spaces and five vehicle parking spaces for the Gateshead Hatzola Ambulance Service.

- 1.7 The application also proposes a prefabricated building 14 metres in width, 10 metres in depth and 3 metres in height, to be located within the secured compound that would be formed as a result of the subdivision. The building is proposed to be used as an office and training room for the Hatzola Ambulance Service.
- 1.8 The applicant has confirmed that the proposed prefabricated building will be used for training of the Hatzola volunteers weekdays after 7pm and on Sundays. This would take place every 2-3 weeks and would last approximately 2 hours. With between 10-20 volunteers attending per session.
- 1.9 The office element will be used by one administrator, who will attend the unit on an afternoon/evening for a few hours each day.
- 1.10 The building will also be used as stockroom to replenish the ambulance following a call. This would be undertaken by the on-call volunteer and is expected to take around 30 minutes.
- 1.11 The applicant has confirmed recent call out numbers for the ambulance at its current location which are:
 - November 2021 – 13 times
 - December 2021 – 12 times
 - January 2022 – 12 times
- 1.12 The Gateshead Hatzola is a volunteer community first response and ambulance service, which has served the Bensham and Saltwell areas of Gateshead since 1990.
- 1.13 The Gateshead Hatzola work closely with the North East Ambulance Service and with local hospitals and GPs to provide a service which complements the NHS provision.
- 1.14 PLANNING HISTORY
No relevant planning history.

2.0 Consultation Responses:

None Received

3.0 Representations:

- 3.1 REPRESENTATIONS
Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.
- 3.2 A 253 person signed petition was received from the GIBC objecting to the application, in addition to that 3no letters of objection were received from Active

Age Gateshead, English Indoor Bowling Association and Lee Brannigan Performing Arts Academy, raising concern with regards:

- Loss of Parking
- Parking provision not in accordance with Gateshead Council Parking Charter
- Lower-level car park not suitable due to state of disrepair
- Health and Wellbeing
- Impact upon Community Services
- Impact on neighbouring amenity

- 3.3 38no letters of support have been received, on the grounds that the development will assist the local community, provide support to the ambulance service, good location, car park is underused, and they provide a vital service.
- 3.4 Councillor John Adams has formally submitted a letter of support to the application on the grounds that it is an important service to the local community.
- 3.5 Furthermore, the applicant submitted letters of support with the application from the NE Ambulance Service, Ian Mearns MP, the Jewish Community Council of Gateshead and the Bewick Road GP surgery.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when assessing this planning application are visual amenity, residential amenity and highway safety and parking.

5.2 VISUAL AMENITY

Policy CS15 of Local Plan for Gateshead requires that development should contribute to good place-making through the delivery of high quality and

sustainable design by responding positively to local distinctiveness and character.

- 5.3 Furthermore, paragraph 126 of the National Planning Policy Framework (NPPF) 2021 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 130 meanwhile requires that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and should offer a high standard of amenity for existing and future users.
- 5.4 The proposed prefabricated building will be located to the north-east of the site, set off the boundary wall of the bowling club located next to the car park. The building will be constructed in an olive-green steel wall, with a dark grey single ply roof membrane and white UPVC windows.
- 5.5 At 3 metres tall approximately, 1.34m of the building would be visible above the boundary wall to Bewick Road. Whilst officers accept the car park is currently open, and that the building would be visible from a number of viewpoints, including Bewick Road, Prince Consort Road and Gladstone Terrace, it is considered that given the size and scale of the building plus its location within the site and exterior colour it will not lead to an incongruous feature within the site or its surroundings.
- 5.6 The proposed gates and palisade fence used to sub-divide the site, are considered by virtue of their, size, scale and appearance to be appropriate given the existing use of the site.
- 5.7 Given the above, the proposed extension is considered to be acceptable and in accordance with the NPPF and policies MSGP24 and CS15 of the Local Plan for Gateshead.
- 5.8 **RESIDENTIAL AMENITY**
Policy MSGP17 states that development will be required to provide a high-quality environment and a good standard of amenity for existing and future occupants of land and buildings. To ensure it does not lead to an unacceptable impact on amenity or character of an area, and does not cause unacceptable disturbance, through an increase in noise, disturbance, traffic and parking congestion, smells, fumes or other harmful effects, or conflict with other adjoining uses, whilst safeguarding the enjoyment of light, outlook and privacy; and ensuring a high quality of design and amenity
- 5.9 Whilst policy CS14 1 (iii) looks to prevent negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality.
- 5.10 The proposed prefabricated building will be located approximately 23 metres from the nearest properties located on Bewick Road. Whilst the building will be used in the evening for training, given that it will only be in use for a short period of time, coupled with no windows being located in the elevation which faces onto

Bewick Road it is not considered the proposed development will lead to an unacceptable impact upon the amenity of the properties located on Bewick Road.

- 5.11 With regards to Gladstone Terrace, the proposed prefabricated building will be located approximately 48 metres from the properties located along Gladstone Terrace. Therefore, officers consider there would be no amenity concerns as a result of the prefabricated building.
- 5.12 The entrance to the upper-level car park will be taken opposite the properties on Gladstone Terrace, following confirmation from the applicant (01.02.22) around the number of volunteers using the site, officers consider that this would not give rise to a substantial change in vehicle movements to and from the site to that which exists and would therefore not be detrimental to the amenity of the properties of the properties on Gladstone Terrace.
- 5.13 The agent has confirmed (02.02.22) that the palisade fence will be installed with a gate mechanism opening, which will be electrical, with soft open/close silent arms which will be operated by a remote for ease of access.
- 5.14 Furthermore, as per the Hatzola protocol, confirmed by the applicant (02.02.22), the sirens used by the ambulance will not be turned on until at least one street away from the application site and only if traffic dictates the need for the sirens.
- 5.15 Given the above, the proposed extension is considered to be acceptable and in accordance with the NPPF and policies MSPG17 and CS14 of the Local Plan for Gateshead.
- 5.16 **HIGHWAY SAFETY AND PARKING**
Paragraph 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.17 Policy CS13 of the CSUCP ensures any new development provides safe, secure and direct pedestrian links.
- 5.18 Whilst it is considered that the proposed development by virtue of the loss of 22 car parking spaces, could lead to an increase in on-street parking within the area. It is considered that due to the level of public parking located nearby, namely Sunderland Road, Regent Court and the Civic Centre, that the loss of parking under this application can be compensated elsewhere.
- 5.19 Representations have been made with regard to the proposed development not being in accordance with the Gateshead Council Parking Charter. As the car park is not operated by the council's parking team, the parking charter does not apply in this instance.

- 5.20 The application site is located in a highly sustainable town centre location. As previously mentioned, there are council car parks within a reasonable walking distance should parking in the multi storey car park be oversubscribed during periods of exceptional demand. If any Bowling Club members have a blue badge, they have the option to park on the double yellow lines along Gladstone Terrace for up to 3 hours.
- 5.21 Patronage of the upper-level car park varies but typically there appears to be spaces free. There is no long-term information on underground car park usage, though it appears that the underground car park is underused. Transport officers undertook a mid-week, lunch time site visit which showed that 33 cars were located on the upper-level car park and only 5 cars in the underground car park. Whilst this level of use might not always be typical, it does suggest that the loss of 22 spaces on the upper level, from a total of 120 spaces overall, would easily be offset by the substantial free space available on the lower level, or failing that, in alternate car parks nearby.
- 5.22 Representations raised concerns around the state of repair of the lower-level car park, which could not be used by members of the public, this cannot be substantiated at this time. As it is open to the public, officers can only assume that it is safe and fit for purpose.
- 5.23 Therefore, it is considered that the development is acceptable in terms of highway safety; in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is therefore recommended that planning consent be granted, subject to suitable conditions, as it would not cause significant harm to visual or residential amenity or highway safety. It is considered that the development complies with national and local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.
- 6.2 Therefore, it is recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

1

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

A/3517/00

A/3517/11

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

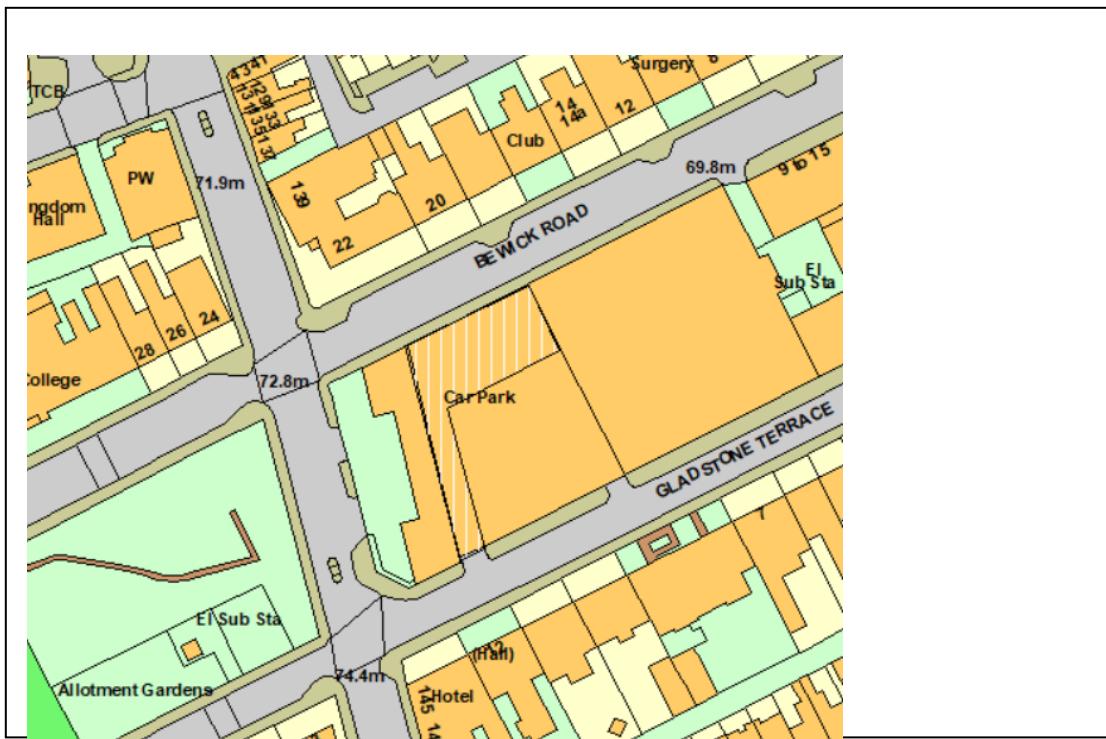
In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

The development hereby permitted shall be constructed entirely of the materials detailed on the application form and plan A/3517/11.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.



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