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**Spanish City Link Road  
Planning Application No. 10/01335/LAREG3**

The letter follows an earlier letter (18 June 2010) objecting to the proposal for a link road and follows modifications to documents associated with the application, including the 'Supporting Planning Statement'.

The first version of the 'Supporting Planning Statement' was published on 2 June 2010 and the revised version on 9 July. In my earlier letter I referred to the need for a noise barrier on the west side of the proposed link road, quoting from the 'Noise and Vibration Assessment' report. Both versions of the 'Supporting Planning Statement' refer to this barrier. In the first version there is a paragraph (in full): –

*“The size and type of mitigating noise barrier identified in the report is a feature normally associated with motorways and major highway locations. If implemented in the context of the current site, it would result in a significant and alien visual element within the street scene, detracting from the appearance and visual amenities of the adjacent parkland, school, and urban setting. Importantly, it could be considered to adversely affect the setting of the Grade II listed building of Spanish City Dome.”*

The report goes on to suggest alternative methods of reducing the impact and concludes with the statement: -

*“In summary therefore it is considered that either directly or indirectly, appropriate noise mitigation measures can be implemented to allow the link road to be constructed.”*

The revised version includes a similar but longer version of that in the first version: -

*“Formal noise mitigating measures are not appropriate for this scheme. The size and type of mitigating noise barrier identified in the report is a feature normally associated with motorways and major highway locations. If implemented in the context of the current site, it would result in a significant and alien visual element within the street scene, detracting from the appearance and visual amenities of the adjacent parkland, school, and urban setting. Importantly, it could be considered to adversely affect the setting of the Grade II listed building of Spanish City Dome. For these reasons the noise barrier was not appropriate in the scheme design.”*

An additional palliative measure is proposed – *“to incorporate low noise road surfacing in the pavement construction of the realigned link road”*.

The final paragraph in this section concludes: -

*“On completion of the scheme a noise survey will be carried out to measure the actual change in noise levels due to the Scheme with the low noise road surfacing and to establish the entitlement of Elmwood Grove residents to claim for compensation under the Noise Insulation Regulations 1975.”*

Thus the ‘Supporting Planning Statement’ contradicts the inconvenient argument for a barrier in the ‘Noise and Vibration Assessment’ report.

There is at least one minor error - and one major error of omission in both versions of the ‘Supporting Planning Statement’. In the section on Relevant Planning History, 06/0348/OUT the proposed Brook Street Gardens element refers to **25** apartments with 15 parking spaces whereas the outline proposal was for **15** apartments and 15 parking spaces but this is before the site would be decimated by the proposed link road.

Although the Spanish City Dome building is mentioned several times and its grade 2 listed building status emphasized, the full planning application, 06/0347/FUL agreed at the Planning Committee Meeting on 20 February 2007 is not mentioned. It may be summarised by the following extract from the minutes of the meeting: -

Application No:	<b>06/03647/FUL</b>	Ward: <b>Whitley Bay</b>
Application Type:	Full planning application	
Location:	The Dome, Spanish City, Whitley Bay, Tyne and Wear	
Proposal:	Alterations and extensions to provide for D1 (Non Residential Institutions)/D2 (Assembly and Leisure) use class (visual and performing arts hub) comprising: two-storey rear extension to provide for new level DDA compliant access. Demolition of side extension to ballroom to reveal 1920's extension of high architectural significance. Renovation of external fabric of wings and dome including new fenestration. Demolition of rear extension to reveal original rotunda and replacement fenestration. Internal alterations and renovations to provide for visual and performing arts facility	
Applicant:	North Tyneside Council	
Agent:	Head of Regeneration, PO Box 113, Station Road, Killingworth	

At the same meeting the listed building consent, 06/03646/LBC was approved.

Both applications envisaged the demolition of the west extension as suggested in the North East Civic Trust Conservation Plan, a supporting document (page 68): -

*“As the Theatre no longer has a visual connection to the Grounds and restoration of the original elevations is not expected (see 4.23 above), the opportunity exists to virtually surround the Theatre with new development. This should involve demolishing the West Extension and could involve demolishing the East. Indeed, redevelopment could provide an opportunity to reveal the post-World War I Art Deco additions above the original west aisle, and possibly re-introduce a physical/visual connection between the Theatre and the Grounds.”*

It is clear that the link road proposal does not take into account the existing and agreed full application for the Dome building or its listed building status and no reference has been made to the involvement of both English Heritage and the North East Civic Trust in its preparation.

I have already made a request (by letter dated 8 July 2010) to exercise speaking rights at the Planning Committee meeting where I wish to summarise arguments against approval of the current proposal.

Yours sincerely,

Robin Smith

To:-

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