

***PLEASE NOTE VENUE**

Ouseburn Management Board

Tuesday 14 April 2009 at 5.45 pm

Meeting to be held at Hoult's Yard, Walker Road, Newcastle upon Tyne

***PLEASE NOTE THAT THE MEETING IS TO BE HELD AT HOULTS YARD. THERE WILL BE A TOUR OF HOULTS PRIOR TO THE MEETING – PLEASE REPORT TO HOULTS RECEPTION AT 5.45 PM.**

Contact Officer: Steve Laws – Telephone 211 5118

AGENDA

- | | Time |
|---|----------------|
| 1. Apologies for Absence | |
| 2. Minutes of the meeting held on 10 March 2009 (for confirmation) | 6.30 pm |
| 3. Matters Arising | 6.35 pm |
| 4. Ouseburn Farm | 6.45 pm |
| Verbal update by Mandy Oliver. | |
| 5. City Development Company | 7.00 pm |
| Verbal update. | |
| 6. Planning Applications Received in the Lower Ouseburn Valley | 7.20 pm |
| Please note this report will follow on a supplemental agenda. | |
| 7. Minutes | 7.25 pm |
| 7.1 Arts and Cultural Steering Group of 26 February 2009 | |
| 7.2 Implementation Group of 30 March 2009 | |
| 7.3 Ouseburn Developers Forum of 25 March 2009 | |
| 8. Date and Time of Next Meeting | |

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SUPPLEMENTAL AGENDA

Time

6. **Planning Applications Received in the Lower Ouseburn Valley**

7.20 pm

Please note this report will follow on a supplemental agenda.

Ouseburn Management Board

14 April 2009

Planning Applications received in the Lower Ouseburn Valley

Report by: Director of Strategic Housing, Planning and Transportation.

Ward Implications: Byker/Ouseburn

For Information

1. **Synopsis**

1.1 This report provides an update of planning applications in the Ouseburn Valley Regeneration Area.

2. **Recommendation**

2.1 Members are recommended to receive this report for information.

3. **Background**

3.1 The attached appendix provides a schedule of planning applications that have been received for the Ouseburn Regeneration Area.

The planning applications can be viewed via Newcastle City Councils web site www.newcastle.gov.uk and typing 'planning applications' in the search box.

4. **Legal Implications**

4.1 None.

5. **Financial Implications**

5.1 None.

6. **Schedule of Planning Applications**

6.1 See attached Appendix.

**Schedule of Observations of Ouseburn Management Board and Decisions
on Planning Applications**

Item	Observations, Recommendation and Date of Observations of Ouseburn Management Board	Status
<p>2008/1380/01/DET Land To The East Of The Free Trade Inn, Saint Lawrence Road Erection of 4 buildings 4, 5 and 6 storeys in height comprising residential apartments (88 in total) (Class C3), offices (Class B1) and 2 commercial units (Classes A1/A2/A3/B1) and provision of 114 car parking spaces</p>	<p>The OMB does not object to the proposals, but would comment as follows:</p> <ul style="list-style-type: none"> consideration should be given to varying the roof line to break up the visual impact of the proposals the OMB is concerned that further 1-2 bed flats are being proposed in the area when there is already a considerable supply of this type of residential development.) 	<p>Minded to approve subject to S.106 contributions</p>
<p>2007/2084/01/DET Former Anglo-Swedish Engineering Limited, Glasshouse Street, NE6 1BT Erection of 9 town houses (Class C3)</p>		<p>Pending decision</p>
<p>2009/0037/01/DET Ouseburn Farm, Stepney Bank. Erection of single storey farm display building and erection of boundary fencing to pig pen and goat run (1.2m max height)</p>		<p>Granted</p>

<p>2009/0046/01/DET</p> <p>Land To The East Of Stoddart Street And Portland Road And West Of The City Stadium</p> <p>Erection of 4 blocks of student accommodation (973 beds) incorporating retail (Class A1), professional/financial services (Class A2), café/restaurant (Class A3), health centre (Class D1), management suite and café/bar (Class A3/A4), and erection of office building (Class B1) with associated car parking, hard and soft landscaping and associated highway works. Outline Application: Erection of 5 blocks of student accommodation (960 beds) incorporating retail (Class A1), professional and financial services (Class A2), café/restaurant (Class A3) and energy centre and decked car park</p>	<p>OMB supported the proposals, subject to detailed comments on traffic/parking management, occupancy during holiday periods, construction times, treatment of undeveloped parts of the site, pressure placed on adjacent leisure areas.</p>	<p>Minded to grant</p>
<p>2009/0264/01/DET</p> <p>Tyneside Minimix (Concrete) Ltd, Stoddart Street, Newcastle upon Tyne, NE2 1AN</p> <p>Erection of 7 storey building comprising of 4 office units and 17 units and 54 studio apartments of student accommodation with associated accommodation, car parking, cycle storage and bin storage</p>		<p>Pending consideration.</p>

Planning Appeals

<p>09/00016/DISNOT Land Adjacent to Allen House, Cut Bank, Ouseburn Appeal against discontinuance notice for advertisement hoarding.</p>		Pending hearing.
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OMBApr09DC - Planning Applications Lower Ouseburn

Background Papers

1. Ouseburn Regeneration Strategy.
2. Individual applications are held in case files. File reference numbers are indicated on the attached schedule.

Contact Officer:

David Cross, phone no. 0191 275 5613
Planning Officer

Ouseburn Management Board

10 March 2009

(5.45 pm – 8.20 pm)

Present:

Sue Bright	Vice Chair (Ouseburn Business Steering Group)
Rachel Scott	Ouseburn Arts and Culture Steering Group
Councillor S Psallidas	Newcastle City Council
Harry James	Ouseburn Trust
Nick James	Arts and Culture Steering Group

Also Present:

Paul Littlefair	CDC Interim Development Manager
B Ham	Metnor
R Bland	Resident
W Ions	Resident
P Kay	Ouseburn Trust

In Attendance:

Dale Bolland	Economic Development Officer
Steve Laws	Democratic Services

71 VICTORIA TUNNEL – SITE VISIT

Prior to the formal meeting taking place, members undertook a site visit to the Victoria Tunnel (5.45pm to 6.45pm)

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Kemp, Effie Burns, Sheila Spencer and David Cross.

73 MINUTES

(a) The minutes of the meeting held on 9 December 200 were confirmed as a correct record and signed by the Vice Chair, subject to (a) the inclusion of Ray Bland to the attendance list, and (b) an amendment to the attendance list to reflect the fact that Paul Littlefair was representing the CDC, not the Ouseburn Trust.

(b) The notes of the inquorate meeting held on 10 February 2009 were confirmed as a correct record and signed by the Vice Chair.

D Bolland circulated a paper at the meeting containing previous comments made by the Board on the Portland Green planning application by Metnor (for copy see Official Minute Book).

On behalf of Metnor, B Ham advised that discussions had now taken place with Newcastle University who had indicated a interest as well as Northumbria University. He suggested that therefore pedestrian/student traffic would travel along Portland Road to the Civic Centre rather than through Sandyford itself. The planning application was to be considered by Development Control Committee on 20 March 2009.

Matters Arising:-

(a) **Winn Products/George Rye Site**

Following an expression of concern at the last meeting on the possible presence of asbestos, it was reported that preventative work had been undertaken by a specialist contractor a month in advance of demolition.

(f) **Area Based Regeneration - Changes**

The Board was advised that a report was to be submitted to the next meeting of the City Council's Executive with proposals for Area Programme Boards and Area Regeneration Forums. Area Directors for the East and West of the City had been appointed last week. The situation was therefore ongoing. An extracted Appendix of the Executive report was circulated at the meeting (for copy see Official Minutes).

(g) **Regeneration Forum**

The Board were advised that the next meeting of the Forum would be taking place on 25 March 2009 at 3.00pm

74 **UPDATE ON THE OUSEBURN BARRAGE**

Alan Spriggs (Chartered Project Manager) was in attendance to make a slide presentation on the above.

A brief history of the project was given, with reference to the discussions and protocols undertaken with the Environment Agency, Port of Tyne Authority, Northumbria Water Ltd, Natural England, the Royal Yacht Association, Newcastle City Council's Planning Control and Defra.

A design artist had been commissioned to ensure that the lock structure had an aesthetic functionality appearance which complimented its environment.

Detailed plans and views of construction were displayed at the meeting. The official opening was planned for September 2009.

During discussion, a number of points were made as follows:-

- It having been reported that small 'habitat' islands were planned to encourage wildlife (such as otters), the actual location of such islands was queried. In response, it was reported that selected positions had been agreed with the Port of Tyne Authority and the Boat Club. These were, in effect, small floating islands with no physical structure beneath water level. The first was envisaged just through the lock, where the river bent to the left; another beside Cut Bank, and another in the vicinity of the Seven Stories building.
- In response to queries, it was reported that the two arches would be coloured grey (not green) and that there was no intention to undertake work on the walls of the river up to the culvert on grounds of cost.
- In response to a query on whether there was an ongoing maintenance programme for dredging silt, it was reported that any sediment came from the Tyne and therefore (from the barrage to the mouth of the Ouseburn) experts had advised that the effects of siltation would be null. A general maintenance programme would be undertaken via Newcastle's Control Centre and Neighbourhood Services by means of a yearly maintenance contract.
- On the question of lifespan, it was envisaged that the lock 'seals' would last for 5 years, but the actual design of the gate was such that it would last 100/200 years (depending on usage).

In conclusion, it was -

RESOLVED – That the presentation be received.

75

PLANNING APPLICATIONS RECEIVED IN THE LOWER OUSEBURN VALLEY

Submitted: Report of the Director of Strategic Housing, Planning and Transportation providing an update of planning applications in the Ouseburn Valley Regeneration Area (previously circulated and copy attached to Official Minutes).

RESOLVED – That the report be received.

76

UPDATE ON HANGAR 51

Peter Kay (Ouseburn Trust) reported on intentions concerning the vacant unit at 51 Lime Street, which the Ouseburn Trust was hoping to bring back into use. Plans had been drawn up and approval obtained to a loan/grant. A feasibility event had taken place in January 2009 to test demand and a number of options and alternatives had been examined. However, the Board had not yet met formally to decide on a way forward – although it was vital to have security and confidence in what was achievable. It was envisaged that the Board would be meeting within the next month to consider its options.

A discussion then ensuing on the current economic situation, Peter Kay stressed that it was not in the trust's interest to 'compete' with other interests in the area.

In response to a query on the situation concerning the Trust's ownership of the former Canvas works building next door, Peter Kay advised that the potential housing developer had pulled out last September.

RESOLVED – That the update be received.

77 **CITY DEVELOPMENT COMPANY**

Paul Littlefair (CDC Interim Development Manager) was in attendance to give a verbal update on the activities of the above.

Plans were displayed at the meeting.

The Board was advised that the technical studies were now coming to an end, with a development framework to be published by the end of the month/early April. A considerable amount of activity was progressing in parallel with a need to move quickly to ensure guaranteed funding.

During the process, a concept had emerged as follows: Potential refurbishment of the former toffee factory to make workplaces for small to medium creative work outlets. This idea seemed to be in accord with the Ouseburn Valley 'urban village' aspirations. A scheme application had been made to One North East to secure monies for refurbishment and infrastructure. It was hoped that there could be a start on site in September.

During discussion, a number of points were made as follows:-

- In response to a query on the size of units envisaged for the above proposal, Paul Littlefair envisaged them to be the 'next size up' from the current units at the Business Development Centre (with which he hoped to forge a link).
- In terms of the two bidders previously involved in the former toffee factory building, it was confirmed that the above proposal was dependant on obtaining finance. If the bid for finance was unsuccessful, there were therefore still two potential developers in place. It was also suggested that there was nothing to prevent the two bidders from becoming partners in this new venture, which was considered to be an excellent opportunity.
- It was noted that it was hoped that there would be monies available to spend on the Quayside walls (for pressure grouting etc).
- Ray Bland hoped that sight would not be lost of consultations which had taken place last year on the potential for clearing a temporary right of way on either side of the river and the possibility of a footpath link for Spillers car park and black top covering. In response, Paul Littlefair confirmed that a meeting had just taken place with Planning and Highways officers of the City Council at which this very issue had been discussed.
- From a historical perspective, Ray Bland pointed out that when the toffee factory had caught fire in 1993, Development Control Committee had been

mind to demolish the building, but this had not taken place. An insurance claim had been made and monies obtained with a view to retaining the Ouse Street wall and ramp. In effect, there was money here still available for use. Paul Littlefair made reference to the fact that there was a need to find funding for clearing debris.

- Dale Bolland made reference during discussion to a project in Hoult's Yard, being a proposal of One North East to locate a fibre optic pipe from that location to Media City in Manchester. This provided substantial opportunities for film and media companies to locate at Hoult's Yard.

RESOLVED – that the update be noted.

78 **IMPLEMENTATION GROUP – FEBRUARY 2009.**

It was noted that the minutes of the meeting held in February 2009 would be circulated with the next agenda.

69 **DATE AND TIME OF NEXT MEETING**

RESOLVED – That the next meeting of the Management Board take place on Tuesday 14 April 2009 at 5.45pm.

A handwritten signature in black ink, appearing to be 'M. J.', is written below the text of the resolution.