

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Application 22/01191/FUL – Unit C, Bellway Industrial Estate

2. Delegation Reference

Minute PQ59/22 Planning Committee 17 January 2023.

- (1) The Committee is minded to grant the application;
- (2) the Director of Regeneration and Economic Development to determine the application subject to:
 - a) the conditions set out below and the amendment to, addition or omission of any other condition considered necessary.
 - b) the applicant entering into a legal agreement to secure the following:
 - A £15,000 Travel Plan Bond is required. This will have to be paid if the Travel Plan Targets are not met 5 years from first occupation.
 - A £2,500 Travel Plan Monitoring Fee (£500 per annum) is required. This is for North Tyneside Council (NTC) Officer time spent monitoring the travel plan delivery, evaluating annual travel plan progress reports and annual survey results as submitted by the Travel Plan Coordinator (TPC).

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration and Economic Development

Agreed 05.05.2023 following completion of the S106 Agreement.

4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

5. Executive Summary

To determine an application (Reference 22/01191/FUL) from Northumberland Estates Limited relating to a full application for 'Demolition of existing buildings and proposed retail development and drive through cafe with associated access, car parking, landscaping and all ancillary works'.

It is proposed to demolish the existing buildings and construct a retail development drive through café with associated highway works and landscaping and secure appropriate mitigation through conditions and a legal agreement to mitigate the impacts of this development. Impacts on town centres, loss of employment land, neighbour properties, the highway network, ecology and trees were also considered.

6. Alternative Options Considered

- a) To grant permission subject to the conditions set out in the planning officers report; or
- b) To refuse the application.

6. Decision(s)

Permission be granted subject to:

- a) the conditions set out in the planning officers report.

7. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development including impacts on town centres and loss of employment land, its impact on the character and appearance of the site and its surroundings, the living conditions of surrounding occupiers and future occupiers, its impact on trees and biodiversity, and its impact on the highway network.

9. Date Decision Made

The decision was issued 16 May 2023.

10. Date of Publication (where appropriate)

17 May 2023