

## ADDENDUM

### Item No: 5.2

<b>Application No:</b>	<b>15/01146/OUT</b>	Author	Julia Crebbin
Date valid:	10 July 2015	:	
Target decision date:	9 October 2015	☎:	0191 643 6314
		Ward:	Valley

Application type: outline planning application

**Location: Land North And East Of Holystone Roundabout Rotary Road Backworth NEWCASTLE UPON TYNE**

**Proposal: Proposed retail development (Class A1), food and drink unit (Class A3) and petrol station (Sui Generis) with associated access, parking, service area and landscaping (Supplementary Highways Info uploaded 01.10.2015) (Additional Landscape/Ecology Info uploaded 06.10.2015)**

Applicant: The Northumberland Estates, FAO Colin Barnes Estates Office  
Alnwick Castle Alnwick Northumberland NE66 1NQ

Agent: Nathaniel Lichfield And Partners, FAO Mr Daniel Gregg Generator  
Studios Trafalgar Street Newcastle Upon Tyne NE1 2LA

**RECOMMENDATION:** Minded to grant legal agreement req.

#### Additional Information

##### Local Plan

The North Tyneside Retail and Leisure Study undertaken by Roger Tym & Partners in 2011 (now Peter Brett Associates) (updated in 2014) noted that whilst opportunities at Northumberland District Centre to expand retail provision to integrate with the existing centre appeared limited, complementary opportunities exist in close proximity to the centre. The application site is in close proximity to the existing centre.

Policy S3.2 'Hierarchy of Centres' and S3.3 'Future Retail Demand', of The Council's Local Plan Pre-Submission Draft 2015, endorsed by Full Council in October 2015, identify the application site as part of the extended Northumberland Park district centre. This should be afforded some weight in determination of the application.

##### S106 Contributions

The applicant has agreed to the extent of the works for which a S106 contribution is sought. However, discussions are currently being undertaken to agree the exact sum. A revised recommendation is therefore set out as follows:

## **Recommendation**

It is recommended that members indicate that they are minded to grant this application subject to the conditions set out (or any subsequent amendments, omissions or additional conditions) and to grant plenary powers to the Head of Environment, Housing and Leisure to determine the application following the completion of the S106 Agreement to secure the following:

- a financial contribution to cover the cost of the provision of three Toucan crossings in order to provide and improve sustainable links to the application site.
- A Travel Plan Bond in order to ensure that targets set out within the Travel Plan are implemented and adhered to.

**Should an agreement not be reached on the exact contribution required, Members are recommended to add the following conditions:**

**The provision of three Toucan crossings in order to provide and improve sustainable links to the application site.**

**Reason: In the interests of traffic management and highway safety.**

**The provision of a means to ensure that the Travel Plan targets are implemented and adhered to.**

**Reason: In the interests of traffic management and highway safety.**

**Members are also requested to authorise that the Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures (Section 278 Agreement) to secure:**

- the provision and improvement of sustainable links to the application site.