

**Item No:** 5.5  
**Application No:** 15/01567/FUL Author: Caroline Grist  
Date valid: 15 October 2015 ☎:  
Target 14 January 2016 Ward: Riverside  
decision date:

Application type: full planning application

**Location: Royal Quays Outlet Centre, Coble Dene, North Shields, Tyne And Wear,**

**Proposal: Erection of a trampoline hall (amended 01.02.2016, agreed 19.11.2015)**

Applicant: North Shields Investment Properties Ltd, C/o WD Ltd. 9-10 Staple Road London WC1V 7QH

Agent: Covell Matthews Architects Ltd., FAO Hector Black 6 Manor Place Edinburgh EH3 7DD

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Description of the Site

1.1 The site forms part of an existing car park, to the east of Royal Quays Outlet Centre. Further east are the Premier Inn Hotel and Brewers Fayre Restaurant, whilst to the south is the Soccerdome. Starbowl and Wet and Wild are to the north. This area is relatively flat with a row of trees and shrubs adjacent to the proposed development area. Trees are also located within the site, as part of pedestrian footpaths through the car park.

1.2 A second area is also identified further south, adjacent to the Royal Quays Garden Centre. The part of site is predominately hard surfacing with a grassed verge.

1.3 The area identified as the South Car Park is designated in the Unitary Development Plan for use as a leisure / tourism related development. None of the site is designated as part of the emerging Local Plan.

#### 2.0 Description of the Proposed Development

2.1 Consent is sought to build a trampoline hall. Seventy connected trampolines will be housed within the building as well as a customer cafe and changing facilities.

2.2 The building is proposed to have a modern, domed design and constructed out of a translucent grey material. It will be 5.0m high at its lowest point and 9.3m at the highest points. It will cover 1,867 sqm.

### 3.0 Relevant Planning History

3.1 No relevant planning history.

### 4.0 Development Plan

4.1 North Tyneside Council Unitary Development Plan (adopted March 2002)  
Direction from Secretary of State under Paragraph 1(3) of Schedule 8 to Town and Country Planning and Compulsory Purchase Act 2004 in respect of Policies in the North Tyneside UDP (August 2007)

### 5.0 Government Policy

5.1 National Planning Policy Framework (March 2012).

5.2 National Planning Practice Guidance (As Amended).

5.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

## **PLANNING OFFICERS REPORT**

### 6.0 Main Issues

6.1 The main issues for this application are:

- Principle of the development;
- Impact on visual amenity;
- Car parking and access;
- Other issues.

6.2 Consultation responses received as a result of the publicity given to this application are set out in the Appendix to this report.

### 7.0 Principle of the development

7.1 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Significant weight should be placed on the need to support economic growth through the planning system.

7.2 The NPPF sets out the core planning principles which should underpin decisions and notes that planning should amongst other matters, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet

the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

7.3 The National Planning Policy Framework seeks to ensure the vitality of town centres and recognise town centres as the heart of their communities.

7.4 Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date local plan. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

7.5 The site is not within a defined town centre boundary and is out-of-centre. Therefore a sequential assessment is necessary to see whether there are any sites which are available, suitable and viable, in existing centres. If there are none, then there is a need to look at edge of centre sites before finally considering out of centre sites.

7.6 The proposed southern car park is identified in the Unitary Development Plan as an area for leisure / tourism related development. This is supported by Policy LE2/1, which identifies a 4 hectare area within the Royal Quays as being appropriate for leisure development.

7.7 The applicant has carried out a sequential assessment, which concludes that there are no sequentially preferable sites.

7.8 Trampoline halls are required to have a minimum head room of 5.0m without structural columns. This height and space requirement is required to position the trampolines in a safe manner and to allow for the safe use of trampolines. They should also be located close to other leisure and catering facilities.

7.9 The sequential assessment firstly examined existing centres and then other locations. No units are currently available within the Beacon Centre or Forum Shopping Centre for the required size, especially with the 5.0m minimum head height. These issues ruled out units in Wallsend, Whitley Bay and Tynemouth Town Centres. A number of other sites in North Tyneside were also dismissed due to similar reasons.

7.10 The Council's Planning Policy Team has been consulted and have identified that the proposed use would support the existing leisure uses at Royal Quays and help to support this clustering of uses. It is also agreed that the specific requirements of the operator would make finding an alternative location unlikely. It was suggested that sites in regeneration areas may provide an alternative locations. Regeneration has been consulted as part of the application, but no comments have been received.

7.11 The southern car park is identified in the UDP as an area for leisure / tourism related development. Whilst the site is proposed as car parking, it will be supporting the introduction of a new leisure use in the Royal Quays.

7.12 Members need to consider whether there are any sequentially preferable sites which are available, suitable and if the proposed use of land allocated for leisure / tourism related development is acceptable.

#### 8.0 Impact on visual amenity

8.1 The National Planning Policy Framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible for good planning and should contribute to making places better for people. It also states that the species range of the proposed landscape works should enhance and extend the local landscape mix and structure of the area.

8.2 Policy E14 in the North Tyneside Unitary Development Plan states that the Local Planning Authority will seek to protect and conserve existing trees and landscape features within the urban environment, encourage new planting in association with development and whenever possible in other suitable locations.

8.3 LDD 11 'Design Quality SPD' states that the principles of good design apply equally to commercial uses. Commercial developments, regardless of location, should be a focus to promote high quality design in order to enhance the overall quality of the built environment, both aesthetically and functionally.

8.4 It is proposed to locate the trampoline hall adjacent to Coble Dene. Concern was raised by officers as this location would result in the building being quite prominent in the streetscene. Supporting information has been supplied explaining the choice of site. Other options were considered. The only other alternative was at the west roundabout, but this would have required visitors to enter via the existing centre. As the opening hours of the centre differ from those proposed for the trampoline facility, it was considered inappropriate for members of the public to walk through the closed shopping centre to access the new facility.

8.5 It is proposed to construct the building out of a translucent grey material. A condition is therefore proposed to ensure suitable materials will be used.

8.6 Further information has been submitted by the agent to provide details for the impact on trees and landscaping. This has been considered by the Council's Landscape Architect and conditions are recommended.

8.7 Members need to consider whether the proposed design is acceptable and whether it would accord with the NPPF, policy E14 and LDD 11 and weight this is their decision.

#### 9.0 Car Parking and Access

9.1 The National Planning Policy Framework states that transport policies have an important role to play in facilitating sustainable development, but also contributing to wider sustainability and health objectives. All developments that generate significant amounts of movement should be supported by a Transport Assessment. The guidance states that development should only be prevented or

refused on transport grounds where the residual cumulative impacts of development are severe.

9.2 Policy T8 seeks to encourage cycling by amongst other matters ensuring that cyclists' needs are considered as part of new development and where appropriate requiring that facilities including parking are provided.

9.3 Policy T9 states that the needs of pedestrians, including people with disabilities and special needs will be given a high priority when considering transport and development issues.

9.4 Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs

9.5 LDD 12 Transport and Highways SPD sets out the Council's adopted parking standards.

9.6 The proposed trampoline hall is to be located on existing car parking spaces at the Royal Quays Outlet Centre. An objection has been received in relation to parking from the Whitbread Group, who own and operate the Premier Inn Hotel and Brewers Fayre Restaurant. The applicant has responded to the concerns by clarifying ownership of the car park. The agent has also advised that the hall will be located in one of the least popular areas of the car park and that Centre Management are enforcing parking controls to ensure staff park in their specific area.

9.7 The Highways Network Manager has been consulted and states that the submitted a Car Parking and Transport Statement included a parking surveys during a busy trading period. This demonstrated that the level of parking that remains is likely to be sufficient for both the needs of the shopping centre.

9.8 Furthermore, the applicant has proposed to introduce a parking management strategy and monitor the parking situation for a period of 12 months from the opening of the hall. If additional parking is necessary, then they have agreed to implement a scheme with additional parking to cater for this. The site also has reasonable links with public transport.

9.9 On balance, the Highways Network Manager supports the application subject to a number of conditions. These include the submission of details of a car park monitoring scheme to be implemented, a car park management strategy and Travel Plan.

9.10 With relevant conditions, it is considered that the proposal would not have any adverse impact on parking or access. Members need to consider if the scheme complies with NPPF and UDP policies.

## 10.0 Other Issues

### 10.1 Ground Conditions

10.2 The NPPF states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

10.3 UDP policy E3 seeks to minimise the impact of pollution on the environment. The NPPF is consistent with the aims of this policy and the conclusions in the committee report remain the same.

10.4 Policy E13 states that in pursuing environmental improvement within the urban environment the local planning authority will give priority to the improvement of those parts which are in most in need of regeneration and to those with a high level of public accessibility and or visibility such as physical transport corridors and town centres.

10.5 The Contaminated Land Officer has been consulted as part of the application and has identified that the site overlies a former landfill. Conditions have therefore been recommended relating to contaminated land and gas monitoring.

10.6 If Members are minded to approve the application, they must decide whether the proposal acceptable in terms of the above the NPPF and UDP policy with the proposed conditions.

#### 10.7 Impact on surrounding amenity

10.8 NPPF paragraph 123 states 'Planning policies should aim to: avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise new development, including through conditions; recognise that development will often create some noise and existing business wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.

10.9 Policy E3 of the UDP seeks to minimise the impact of pollution on the environment including existing land uses and on proposed development.

10.10 The Manager of Environmental Health (Pollution) has been consulted and states that concerns have been raised regarding the potential noise from plant and equipment required for the proposed trampoline hall. No information on the plant and equipment to be installed to operate the hall has been provided such as the heating system or air conditioning systems. A condition has been recommended for a noise scheme to be submitted, if planning approval is to be given, to ensure nearest sensitive receptors including the adjacent Hotel are not adversely affected by noise arising from the proposed trampoline hall. It is also proposed to attach a condition to restrict the operating hours to those specified in the application as 9am to 9pm Monday to Sunday.

10.11 Subject to conditions it is considered that the proposal would not have any adverse impact on existing residents. Members need to consider if the scheme complies with NPPF and policy E3.

#### 10.12 Flooding

10.13 NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only considers development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment.

10.14 The Lead Local Flood Authority (LLFA) has been consulted. They have recommended conditional approval.

#### 11.0 Conclusion

11.1 This proposal seeks to build a trampoline hall on an area of car park to the east of the Royal Quays Outlet Centre. The proposal will continue and strengthen the existing leisure facilities found in this area. A bespoke design is proposed to comply with the height restrictions required for this type of development. Whilst it will result in a net loss of parking spaces, it is considered that adequate provision is proposed and further supported by monitoring.

11.2 It is the opinion of officers that the development would accord with relevant national and local planning policy and would therefore be acceptable.

**RECOMMENDATION:     Application Permitted**

#### **Conditions/Reasons**

- |    |  |       |   |
|----|--|-------|---|
| 1. | In accordance with approved plans        | MAN01 | * |
| 2. | DMPO Statement granted amendments sought | S002  | * |
| 3. | Standard Time Limit 3 Years FUL          | MAN02 | * |
4. Notwithstanding Condition 1, prior to the construction of any part of the trampoline hall above ground level a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To ensure a satisfactory appearance having regard to LDD 11 'Design Quality Supplementary Planning Document'.
5. Notwithstanding Condition 1, the development hereby approved shall not begin until a scheme for surface water management has been submitted to and



approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: This information is required from the outset to ensure a satisfactory development and having regard to the National Planning Policy Framework.

6. Restrict Hours No business Sun BH HOU03 \*21:00  
\*09:00  
\*E3

7. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

8. Prior to occupation of the building hereby approved, an appropriate air conditioning system must be installed and thereafter maintained to protect against the doors in the trampoline hall being opened during use.

Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

9. A noise scheme must be submitted to the local planning authority for written approval and implemented in accordance with the approved details prior to first occupation of the building hereby permitted. This is to ensure that the rating level from plant and equipment, as measured one metre from façade of nearest sensitive receptor, does not exceed the background noise level for the representative time period that the plant and equipment is operated. The measurement shall be carried out in accordance with BS4142.

Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

10. Noise No Tannoy's Externally Audible NOI02 \*E3

11. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris



onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, provision of water bowsers and wheel washing and/or road cleaning facilities). The approved statement shall be implemented and complied with during and for the life of the works associated with the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: This information is required to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

12. Notwithstanding condition 1, no development shall commence until details of a car park monitoring process has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this monitoring process shall be implemented in accordance with the approved details and retained for a minimum period of 12 months.

Reason: In the interests of highway safety and to implement any an alternative parking layout if required.

13. Prior to occupation of the development a car park management strategy for the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interests of highway safety.

14. Notwithstanding Condition 1, prior to the construction of any part of the trampoline hall above ground level a Travel Plan (TP) shall be submitted to and approved in writing by the Local Planning Authority. This plan shall take into account the new development and shall include an undertaking to conduct travel surveys to monitor whether or not the TP targets are being met.

Reason: To accord with NPPF and local policies concerning sustainable transport.

15. Prior to prior to the construction of any part of the trampoline hall above ground level, a fully detailed landscape plan will be submitted in writing to the Local Planning Authority. This will include the details of any replacement trees, including their type of tree species, size and method of fixing/guying proposed. New tree planting must be a minimum size of 12-14cm girth; heavy standard; 3.50-4.00m in height. The plan will also include details of landscaping proposed in the area labelled as the Southern Car Park.

The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To secure a satisfactory external appearance having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

16. Prior to the construction of any part of the trampoline hall above ground level, an Arboricultural Method Statement (AMS) and plan shall be submitted in writing to the Local Planning Authority. It will detail the (dimensional) extent of the

works in relation to the protected landscape areas and show a line (on plan) where the protective (Heras) fencing will be located. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To secure a satisfactory external appearance having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

17. All works shall conform with BS5837: 2012 Trees in Relation to Construction - Recommendations, in relation to protection of existing boundary trees and shrubs.

Reason: In order to safeguard existing trees, the amenity of the site and locality, and in the interests of good tree management having regard to Policy E14 of the North Tyneside Council Unitary Development Plan 2002

18. Prior to the construction of any part of the trampoline hall above ground level, a schedule and/or samples of all surfacing materials has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory appearance having regard to policy LDD 11 'Design Quality Supplementary Planning Document'.

19. The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement:

a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.

b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.

The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.

This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.

c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.

The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.

A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy E3; of the North Tyneside Unitary Development Plan 2002.

20. Contaminated Land Investigation Housing CON01 \*

**Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

**Informatives**

Building Regulations Required (I03)

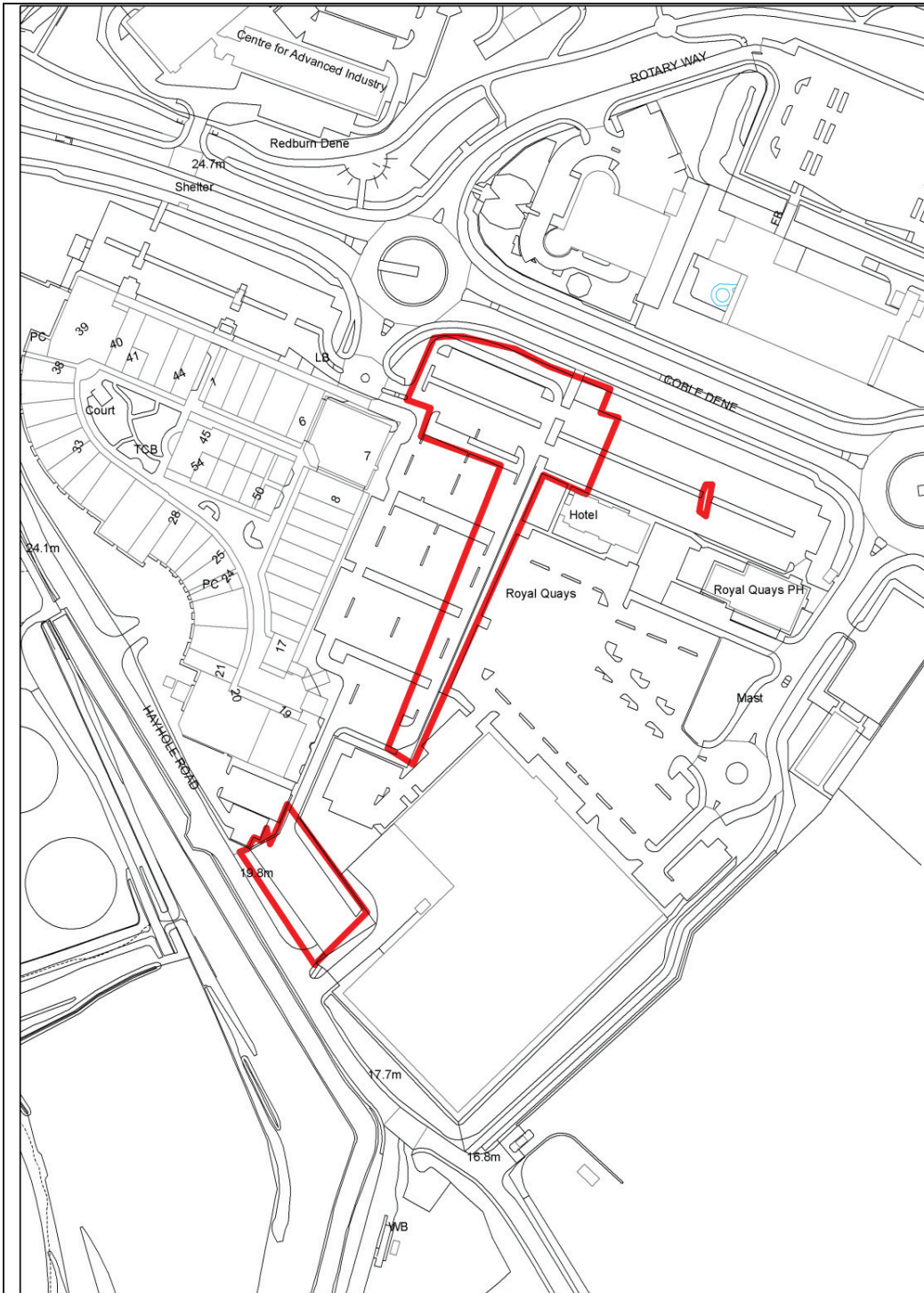
Contact ERH Construct Highway Access (I05)

Contact ERH Works to Footway (I08)

Do Not Obstruct Highway Build Materials (I13)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

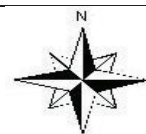


**Application reference: 15/01567/FUL**  
**Location: Royal Quays Outlet Centre, Coble Dene, North Shields**  
**Proposal: Erection of a trampoline hall**

Not to scale

Date: 05.02.2016

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**Item 5.5**  
**Appendix 1 – 15/01567/FUL**

**Consultations/representations**

1.0 Internal Consultees

1.11 Highway Network Manager

1.2 This application is for the erection of a trampoline hall. The site is located within the existing shopping centre and whilst some parking spaces will be lost as a result of the development, the applicant carried out parking surveys during a busy trading period that demonstrated that the level of parking that remains is likely to be sufficient for the both the needs of the shopping centre and the trampoline hall. Furthermore they have proposed to introduce a parking management strategy and monitor the parking situation for a period of 12 months from the opening of the hall. If additional parking is deemed to be necessary, they have agreed to implement a scheme with additional parking to cater for this. The site also has reasonable links with public transport.

1.3 For the above reasons outlined above and on balance we recommend that the application be approved subject to conditions.

1.4 Recommendation - Conditional Approval

1.5 Conditions:

- PAR04 - Veh: Parking, Garaging before Occ
- SIT01 - Building Site Compound Storage
- SIT02 - Building Site: Construction Access
- SIT03 - Dust suppression
- SIT04 - Lorry routing

1.6 No development shall commence until details of a car park monitoring process has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this monitoring process shall be implemented in accordance with the approved details and retained for a minimum period of 12 months.

Reason: In the interests of highway safety and to implement any an alternative parking layout if required.

1.7 Prior to occupation of the development a car park management strategy for the site shall be submitted to and agreed in writing by the Local planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interests of highway safety.

1.8 No development shall commence until a Travel Plan taking into account the new development has been submitted to and approved by in writing the Local Planning Authority. This will include an undertaking to conduct travel surveys to monitor whether or not the Travel Plan targets are being met.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

1.9 Informatives:

- I05 - Contact ERH: Construct Highway Access
- I08 - Contact ERH: Works to footway.
- I10 - No Doors/Gates to Project over Highways
- I13 - Don't obstruct Highway, Build Materials
- I45 - Street Naming & Numbering
- I46 - Highway Inspection before dvlpt

1.10 Manager of Environmental Health (Contaminated Land)

1.11 The site overlies a known former landfill. The following should be attached:

- Gas 01
- Gas 02
- Gas 03

Con 01

1.12 Manager of Environmental Health (Pollution)

1.13 Thank you for consulting Pollution with regard to this application, I have concerns with regard to potential noise from plant and equipment required for the proposed trampoline hall. No information on the plant and equipment to be installed to operate the hall has been provided e.g. heating system, air conditioning systems etc. I would require a condition to require a noise scheme to be submitted if planning approval is to be given to ensure nearest sensitive receptors including the adjacent Hotel are not affected by noise arising from the proposed trampoline hall.

1.14 I would also recommend a condition to restrict the operating hours to those specified in the application as 9am to 9pm Monday to Sunday.

1.15 HOU03 to those on application  
HOU04  
SIT03

1.16 An appropriate air conditioning system must be installed prior to occupation and thereafter maintained to protect against the doors in the trampoline hall being opened during use.

1.17 A noise scheme must be submitted to the planning authority for written approval and implemented prior to development to ensure the rating level from plant and equipment, as measured one metre from the facade of nearest sensitive receptor, does not exceed the background noise level for the representative time period that the plant and equipment is operated. The measurement shall be carried out in accordance with BS4142.

1.18 NOI02



### 1.19 Lead Local Flood Authority

1.20 This application is for a proposed extension to existing Outlet Centre to form a trampoline hall. Whilst no drainage details have been provided as part of the application, the proposal is located on an existing developed site and as such an appropriate can be included to require that water is discharged from the site at agreed rates.

### 1.21 Recommendation - Conditional Approval

1.22 Condition: No development shall commence until a scheme for surface water management has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of effective surface water management

### 1.23 Planning Policy

1.24 The application would support the existing leisure uses at Royal Quays and help to support this clustering of uses and encourage economic development. The sequential assessment does not cover Killingworth Town Centre and I am unconvinced of the assertion of all retail premises can be discounted because of a depreciation in value. However, the site requirements for the operator are very specific and therefore it would be unlikely that another site could be found. My only question would be if regeneration may provide information on other suitable and available sites, the Spanish City Dome could meet the height requirements but I'm not sure if this would be a viable site to the applicant as they have already indicated in the comments for the Whitley Bay School site, which I have interpreted as the former school site at Coquet Avenue is 'tertiary in location and remote from the main road network and is unsuitable particularly with regard to access and prominence'.

### 1.26 Landscape Architect

1.27 The following comments respond to the request for additional information with respect to a tree survey of the existing trees on site and proposals (hard and soft) of the landscape paving and planting.

1.28 In terms of tree replacements, as detailed in the Tree Survey (18-01-16) and Proposed Site Plan (801-PL2-01-RevF) I have not seen the type of tree species and/or sizes and method of fixing/guying proposed in any of the submitted documents and this will be required. In the Proposed Site Plan (801-PL2-01-RevF) I estimate (26.no) will be lost as they will be 'affected by the works' and as a consequence the presumption is that they will need to be removed. If this is this case, we should be looking at a similar number of replacement trees. This is consistent within the context of the requirement within the Planning Policy Context and reference to National Planning Policy Framework (NPPF) Para's 158; 117 and 118. 'The species range of the proposed landscape works should enhance and extend the local landscape mix and structure of the area'. Any replacement tree planting should come with a fully detailed landscape plan, which should include new tree planting to a minimum size of 12-14cm girth; heavy standard; 3.50 – 4.00m height.

1.30 The alternative positions for the removed trees has been specified for the replacement of the street tree sections lost along Coble Dene and within the remaining central reservation area(s) within the car-park. These positions are fine within the context of the development and because the prevailing soil and ground conditions have proved consistent with the existing species. As a consequence the existing species (*Tilia platyphyllos*) as detailed in the submitted Tree Survey should be considered for replacement planting, particularly so the uniformity and scale of the eventual (mature) avenue planting is maintained.

1.29 As stated in the original Landscape Comments (19<sup>th</sup> November 2015), will there be any landscape element at the Southern Car Park? We feel it should be considered in terms of the wider ecological value of the area.

1.30 An Arboricultural Method Statement (AMS) and a plan should be provided prior to commencement of any proposed works on site detailing the (dimensioned) extent of the works in relation to the protected landscape areas and show a line (on plan) where the protective (Heras) fencing will be located. This can form part of a new plan and/or a revised existing document.

1.31 All construction works to conform with (see BS5837: 2012 Trees in Relation to Construction-Recommendations) in relation to protection of existing boundary trees and shrubs.

1.32 In relation to the hard surfacing proposed for the areas adjacent to the Trampoline Hall and car-parking spaces. The submitted document, Design and Access Statement (December 2015) and Section 6 states that the hard surfacing will match the 'existing materials', but could we have detail of which that would be and where it will be located.

#### 1.33 External Consultees

#### 1.34 Northumbrian Water

1.35 Thank you for consulting Northumbrian Water on the above proposed development.

1.36 In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside our area of control.

1.37 Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

#### 1.38 Health and Safety Executive

1.39 Do not advise against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

#### 1.40 Representations

1.41 One written letter of objection was received in response to the application. This was from the Whitbread Group who own and operate the Premier Inn Hotel and Brewers Fayre Restaurant. Their issues were as follows:

- The Premier Inn was granted consent in 2015 to increase the number of bedrooms provided and as part of this identified associated parking.
- Part of the proposed development site is parking for the use of the Premier Inn Hotel guests and employees.
- Concerned that guests staying at the Premier Inn will be inconvenienced by patrons of the trampoline centre using their parking.