

Item No: 5.6
Application No: 16/01963/FUL Author: Jane Tuck
Date valid: 20 December 2016 ☎: 0191 643 6331
Target: 21 March 2017 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 with mezzanine level.
(Resubmission)**

Applicant: North Shields Investment Properties Ltd, C/o WD Ltd. 1st Floor 9-10
Staple Inn London WC1V 7QH

Agent: Covell Matthews Architects, FAO Mr Andrew Forde 6 Manor Place
Edinburgh EH3 7DD

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 Summary of Key Issues and Considerations

1.1 The main issues are

- a) the principle of development
- b) design and layout
- c) parking and highway issues

1.2 Members must determine whether the principle of development is acceptable and whether or not the proposal is acceptable in visual, layout and highway terms.

2.0 Description of the Site

2.1 The site forms part of an existing car park, to the east of Royal Quays Outlet Shopping Centre. Further east are the Premier Inn Hotel and Brewers Fayre Restaurant, whilst to the south is the now vacant 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.

2.2 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.

2.3 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.

3.0 Description of the Proposed Development

3.1 Consent is sought to construct a trampoline hall. Planning application 15/01567/FUL granted consent for a trampoline hall with trampolines, a customer cafe and changing facilities indicated at ground floor level with a gross internal floor area of 1810sq m.

3.2 The current application proposes at ground floor level - trampolines, foam pits, climbing and target walls, changing facilities and party rooms plus a mezzanine floor for bar, cafe, seating areas and children's soft play. The applicant has advised gross internal floor areas of 1810sq m ground floor, 238sq m mezzanine and 2048 sq m in total.

3.3 The building is proposed to have a modern, domed design and constructed out of a white fabric material. The proposed maximum height above ground level is approximately 10m.

4.0 Relevant Planning History

16/01263/FUL Non Material Amendment of planning approval 15/01567/FUL - Repositioning of main entrance and service access, three new emergency accesses and steps, changes to ground level and height, loss of two car parking spaces and altered hard landscaping layout. Approved 28.09.16

15/01567/FUL Erection of a trampoline hall Approved 17.02.16

5.0 Government Policy

5.1 National Planning Policy Framework (March 2012).

5.2 National Planning Practice Guidance (As Amended).

6.0 Development Plan

6.1 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)

6.2 The North Tyneside Local Plan Pre- Submission Draft 2015. Examination in Public November 2016.

6.3 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

7.0 Main Issues

7.1 The main issues for this application are:

- a) the principle of development
- b) design and layout
- c) parking and highway issues

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

8.0 Principle of the development

8.1 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.

8.2 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.

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

8.4 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.

8.5 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.

8.6 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.

8.7 Works have commenced on the trampoline hall but since the original application and the non material amendment were approved the operator wishes to include a mezzanine floor that will provide ancillary facilities including a bar, cafe and seating areas.

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

8.9 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.

8.10 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.

8.11 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 and encourage economic development. It is also agreed that the specific requirements of the operator would make finding an alternative location unlikely.

8.12 The previous scheme was acceptable; this proposal includes additional floorspace in the mezzanine. No sequentially preferable sites have been found to be available or suitable previously or currently and works have commenced on site in relation to planning consent 15/01567/FUL. It is officer opinion that the principle of the proposed trampoline hall has already been accepted.

9.0 Design and Layout

9.1 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.

9.2 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.

9.3 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.

9.4 Minor amendments to planning application 15/01567/FUL which included repositioning of the main entrance and service access, three new emergency accesses and steps, changes to ground level and height, loss of two car parking spaces and altered hard landscaping layout were considered by officers to be non material and were approved in a non material amendment application 16/01263/AMEND in September 2016. These amendments are part of this application. The main difference to the previously approved application is the

inclusion of the mezzanine floor which will not result in any external changes to the previously approved scheme.

9.5 The building is located in the same place. It is proposed that the building will have a maximum height above existing ground level of approximately 9.9m.

9.6 Due to the changes in levels on the site and the need to level the site, the levels and maximum height were agreed in the non material application 16/01263/AMEND and included an increase in height of approximately 400mm over what was approved in the original application 15/01567/FUL. The height approved then and in the current application are the same. It is proposed that the building will be constructed in a white fabric material.

9.7 The landscape scheme submitted has previously been agreed through the discharge of conditions application 16/00754/COND for 15/01567/FUL. The Landscape officer has advised that the proposed landscape scheme with replacement trees for trees to be lost and the Arboricultural Method Statement are acceptable.

9.8 It is officer opinion that the design, height, layout and landscaping of the proposed trampoline hall are acceptable. Members need to consider whether the proposed design is acceptable and whether it would accord with the NPPF, policy E14 and LDD 11.

10.0 Car Parking and Access

10.1 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.

10.2 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.

10.3 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.

10.4 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

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

10.6 The proposed trampoline hall is to be located on existing car parking spaces at the Royal Quays Outlet Centre. The agent has also advised that the hall will be

located in one of the least popular areas of the car park. The proposed development will result in the loss of some parking.

10.7 The applicant has submitted a Car Parking and Transport Statement. This includes parking surveys carried out during a busy trading period as part of the previous application submission. The Road Network Manager has been consulted and advises that the parking survey demonstrated that the level of parking that remains is likely to be sufficient for both the needs of the shopping centre and the trampoline hall.

10.8 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 trampoline hall. Details of the car park management strategy and monitoring have been submitted and were agreed as part of the discharge of conditions for planning application 15/01567/FUL. The site also has reasonable links with public transport.

10.9 The Road Network Manager has advised that the addition of the mezzanine floor to the previously approved scheme is unlikely to result in a severe impact on the car park or adjacent highway network.

10.10 If, following monitoring of the site, additional parking is necessary, then the owner will have to implement a scheme with additional parking to cater for this. The additional car parking is that indicated to the south of the Royal Quays Garden Centre. As this has not been set out in the submitted Car Parking Management Strategy, a condition is recommended that if additional car parking is required then the additional car park should be implemented.

10.11 On balance, the Road Network Manager supports the application subject to a number of conditions. These include monitoring and managing the car parks in accordance with submitted details.

10.12 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.

11.0 Other issues

11.1 Contaminated Land

11.2 The site overlies a known former landfill. The applicant has submitted details regarding contamination and a gas remediation. Works have commenced on site. The Contaminated Land Officer has advised that gas mitigation should be carried out in accordance with details discharged in application 16/00911/COND and no further details are required in relation to contamination.

11.3 Impact on amenity

11.4 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’.

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

11.6 The Manager of Environmental Health (Pollution) has been consulted and has advised that details of noise and mitigation from plant and equipment have previously been approved and should be implemented. Hours of opening for the trampoline hall were previously agreed as 9am to 9pm Monday to Sunday. The applicant has applied for opening hours in this application of 10.00 to 00.00 Monday to Saturday and 10.00 to 23.00 Sunday and Bank Holidays. It is officer opinion that hours of 9.00 to 0.00 Monday to Saturday and 9.00 to 23.00 Sunday and Bank Holidays are acceptable in this location as there are no domestic properties in the vicinity, and only businesses which predominantly operate during the daytime. The Manager of Environmental Health has no objections to the proposed opening hours.

11.7 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.

12.0 Local Financial Considerations

12.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to local finance consideration as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local finance consideration as a grant or other financial assistance that has been, that will or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments).

12.2 The proposed development would bring employment opportunities and associated benefits to the local area.

13.0 Conclusion

13.1 Ground works have commenced on site to implement planning consent 15/01567/FUL for a trampoline hall. This proposal seeks to construct a trampoline hall with a mezzanine. The principal of the development was accepted in the previous application and there are no sequentially preferable suitable or available site elsewhere. The proposal will continue to 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 monitoring of car parking will take place.

13.2 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. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.

801 PL4-00 RevB Location Plan

801 PL4-01 RevB Proposed Master Plan

801 PL4-02 Proposed Block Plan

801 PL4-03 Proposed Ground Floor Plan

801 PL4-04 RevA Proposed Ancillary Mezzanine Plan

801 PL4-05 RevA Proposed Elevations

801 PL4-08 Proposed Site Section

801 PL4-07 Rev A Proposed Materials Plan

801 PL4-09 Rev A Proposed Landscape Plan

RQAD-SSK-001 Proposed Engineering Works

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 *

3. The scheme for surface water management shall be implemented in accordance with the details submitted for and approved for discharge of condition 4 of planning consent 15/01567/FUL in application 16/01562/COND before the development is occupied.

Reason: To ensure satisfactory surface water management of the site and having regard to the National Planning Policy Framework.

4. The premises shall only be open for business between the hours of 0900 and 00.00 Monday to Saturday and between the hours of 09.00 and 23.00 on Sundays and 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.

5. 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.

6. 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.

7. Plant and equipment shall be installed in accordance with the Noise Impact Assessment Ref:DYN290616A/1 by Dynamic Response dated September 2016 to ensure that the rating level from plant and equipment, as measured one metre from facade of nearest sensitive receptor, does not exceed the background noise level for the representative time period that the plant and equipment is operated in accordance with BS4142. The scheme shall be implemented prior to the trampoline hall being brought into use and retained thereafter.

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. Noise No Tannoys Externally Audible NOI02 *E3

9. 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.

10. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority. These areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to LDD12 Transport and Highways.

11. Car park monitoring shall be carried out in accordance with the details of the car park monitoring process agreed to discharge condition 11 of planning application 15/01567/FUL in application 16/00754/COND. Monitoring of the car parking shall take place for a minimum of 12 months from the first use of the trampoline hall hereby permitted.

Reason: : To ensure adequate parking facilities for the site in the interests of highway safety and to implement any alternative parking layout if required having regard to LDD12 Transport and Highways.

12. The car park management strategy shall be carried out in accordance with the details of the car park management strategy agreed to discharge condition 12 of planning application 15/01567/FUL in application 16/00754/COND and continued thereafter.

Reason: To ensure adequate parking facilities for the site in the interests of highway safety and to implement any an alternative parking layout if required having regard to LDD12 Transport and Highways.

13. The Travel Plan, submitted to discharge condition 13 of planning application 15/01567/FUL in application 16/00754/COND, shall be implemented and continued thereafter.

Reason: To accord with the NPPF in the interests of promoting sustainable transport.

14. If additional car parking is required, following implementation of the car parking strategy, then the car parking to the south of unit 19 and the Royal Quays Garden Centre shown on the approved drawing shall be implemented in accordance with the approved details.

Reason: To ensure adequate parking facilities for the site in the interests of highway safety having regard to LDD12 Transport and Highways.

15. Trees and landscaped areas shall be protected as set out in the Arboricultural Method Statement by Alan Motion Tree Consulting Ltd dated 18.01.16 prior to works commencing on site and shall be retained throughout the duration of works on the site.

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

16. Landscaping shall be implemented in accordance with the details shown on drawing 801 PL4-09 Rev A and in the Tree Planting Schedule Rev A hereby approved and shall be retained thereafter. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping 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. If the additional car parking area is implemented then a landscaping scheme for this car park shall be submitted to and agreed in writing by the Local Planning Authority prior to implementation of the landscaping and retained thereafter.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

19. Mitigation for potential gas migration shall be implemented prior to construction of the trampoline hall in accordance with details agreed to discharge of condition 18 of planning application 15/01567/FUL in application 16/00911/COND and shall be retained thereafter.

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.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

Contact ERH Construct Highway Access (I05)

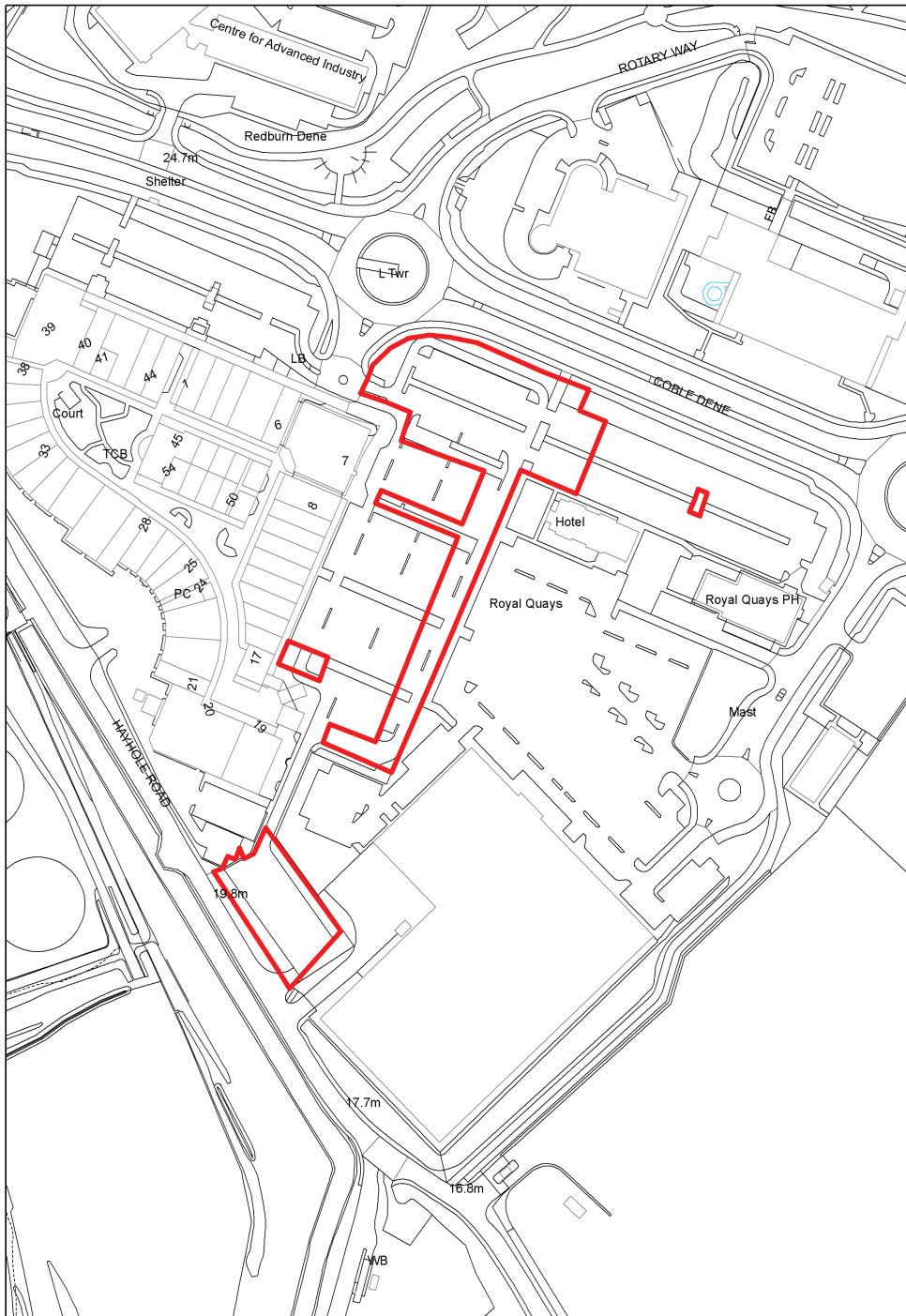
Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

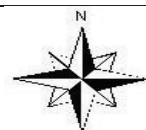


Application reference: 16/01963/FUL
Location: Royal Quays Outlet Centre, Coble Dene, North Shields, Tyne And Wear
Proposal: Erection of a trampoline hall with mezzanine level.
(Resubmission)

Not to scale

Date: 02.03.2017

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**Appendix 1 – 16/01963/FUL
Item 6**

Consultations/representations

1.0 Internal Consultees

1.1 Road Network Manager

1.2 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 as part of the previous submission 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 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 The addition of the mezzanine floor to the proposal previously approved layout is unlikely to result in a severe impact on the car park or adjacent highway network and for these reasons and on balance, conditional approval is recommended.

1.4 Conditions should be imposed relating to parking being laid out in accordance with the approved plans, submission of details of site management during construction, car park monitoring shall be carried out for a minimum period of 12 months, the car park management strategy and travel plan shall be implemented and continued thereafter.

1.5 Lead Local Flood Authority

1.6 Information submitted is satisfactory and therefore further details of surface water management are not required.

1.7 Manager of Environmental Health

1.8 a) Contamination

1.9 The site overlies a known former landfill. Conditions relating to gas and contamination were imposed on the original planning approval 15/01567/FUL and subsequently discharged under application 16/00911/COND.

1.10 The conditions do not need to be applied to this resubmission as the addition of a mezzanine floor will not alter the gas regime

1.11 b) Pollution

1.12 Approval for a trampoline hall has previously been approved. Comments for plant and equipment should be as previously approved. With regard to the proposed opening times, there are no openings in the elevations and as such the building envelope should be sufficient to control noise issues. As there are no domestic properties in the vicinity and only businesses of which most are daytime only, I have no objections to the opening hours.

1.13 Landscape advice

1.14 The (Royal Quays) shopping outlet and its ancillary areas form part of a wider retail and leisure environment, which is supported and serviced by (large) car parking areas and the Coble Dene and Howdon Road transport corridors. The combination of these two elements currently provide open views both internally and from the streetscape to the built environment of the centre and adjacent retail, leisure and residential zones. The access road approaches, car-park zones and the (general) retail environment are supported by a developing and mature structural landscape cover throughout the area. At present the perimeter and car-parking avenues are fairly well landscaped with established shrubs and occasional semi-mature trees occupying the reservation islands. The hard landscaping elements (paving) and street furniture both compliment the landscape and contemporary feel of the architecture to provide a unique sense of place to the precinct area.

1.15 Drawing No. 801-PL4-09 REV A

The main landscape impact from the proposed development area would be on the following;

Roadside Planting (Tree and Shrub)

Car Park Planting (Tree and Shrub)

The immediate area that the footprint of the proposed development will occupy will necessitate the removal of a number of trees and associated shrub planting. The submitted application documents (Tree Survey and Arboricultural Survey) show a net loss of (26no.) trees as a result of the scheme proposals, however there are replacement trees proposed that equate with this figure. The number of tree(s) within the car parking areas will diminish, which is unfortunate in terms of what they currently offer (breaking up the visual density of parked vehicles) but the aspiration with regard to the perimeter replacement trees and hedgerow, will offset this to an extent. Information regarding replacement tree sizes (12-14cm) and species type (including Lime), is acceptable.

1.16 Further detail of the proposed (Laurel) hedging (including species size) and how it will be laid out and supported during its establishment period will be required. There are a number of new trees proposed within the car park area adjacent to the proposed development (Proposed Landscape Plan; Tree's 1-15), but will there be new planting provided around the proposed tree base(s) within the shrub bed island?

1.17 The applicant has submitted an Arboricultural Method Statement which is acceptable.

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

1.18 Planning Policy

1.19 The sequential assessment does not cover Killingworth Town Centre and I am unconvinced it adequately justifies why alternative sites have been discounted. However, the site requirements for the operator are very specific and the application would support the existing leisure uses at Royal Quays and help to support this clustering of uses and encourage economic development.

2.0 Representations

2.1 None

3.0 External Consultees

3.1 Northumbrian Water

3.2 No comments