

ADDENDUM 24 August 2017

Item No: 5.1

Application No: 17/00606/REM Author: Julie Lawson
Date valid: 13 June 2017 ☎: 0191 643 6337
Target decision date: 12 September 2017 Ward: Valley
Application type: approval of reserved matters

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

Proposal: Reserved Matters application of 15/01146/OUT for the first phase of development, consisting: Proposed 1,819sqm gross (1,254 sqm net) discount food store; 197 sqm gross cafe and drive thru; with associated access, car parking, service area and landscaping, along with infrastructure works (including construction of sub-station) (additional information relating to Coal 12.07.17) (amended plans received 09.08.17)

Applicant: Northumberland Estates, FAO Mr David Straughan 110 Quayside House Newcastle Upon Tyne NE1 3DX

RECOMMENDATION: Minded to grant on expiry consultation

Additional information for officer recommendation report

Local Financial Considerations

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 considerations as far as it is material. Section 70(4) of the 1990 Act (as amended) defines a local financial 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).

Economically there would be benefits in terms of the provision of jobs associated with the construction and operation of the units.

Comments from applicant

The agent has queried proposed conditions 9 (acoustic fencing), 10 (acoustic fencing) and 11 (floodlighting). The Environmental Health Officer has advised that the lighting condition is to ensure that there will be no glare or excessive lighting to houses and their bedrooms. The Officer has also advised that in

relation to the proposed condition imposing an acoustic barrier, the issue relates to early morning deliveries.