

## 09.04.2020 ADDENDUM

<b>Application No:</b>	<b>19/01388/FUL</b>	Author	Rebecca Andison
Date valid:	16 October 2019	:	
Target decision date:	15 January 2020	☎:	0191 643 6321
		Ward:	Preston

Application type: full planning application

**Location: Land At Former Tynemouth Victoria Jubilee Infirmary  
Hawkeys Lane North Shields Tyne And Wear**  
**Proposal: Hybrid application: Full application for Aldi store, associated car parking and landscaping; outline application (with means of access) for residential use**

Applicant: Aldi Stores Limited, C/O Agent  
Agent: Klr Planning Ltd, Karen Read Lugano Building 57 Melbourne Street  
Newcastle Upon Tyne NE1 2JQ

**RECOMMENDATION: Application permitted subject to Section 106 agreement.**

### Additional Representations

1no additional objection has been received from Rapleys. This is summarised below.

- The application has failed to properly consider the retail impact on the defined town centres within the catchment, and therefore fails the sequential test.
- The NPPF and Policy DM4.3 set out the requirement for a retail impact assessment for retail developments over 1,000 sq m.
- The applicant's impact assessment provides a quantitative assessment of the potential impact but does not assess the impact in qualitative terms.
- It does not provide any up-to-date qualitative description and health checks for defined centres which fall within the catchment of the proposal.
- The retail assessment does not provide an assessment of existing, committed and planned public or private investment in a centre or centres in the catchment. This is contrary to national and local planning policy requirements.
- Without a proper assessment the development has the potential to give rise to significant adverse impacts on the defined retail centres.
- Where an application is likely to have significant adverse impact (or fails to satisfy the impact test, it should be refused.
- We strongly disagree with the statement that the site is regarded as an 'edge-of-centre' in retail planning policy terms. The NPPF Glossary that: "for

retail purposes, a location that is well connected to and up to 300 meters from, the primary shopping area.”

- The applicant has taken the measurement from the nearest boundary of the North Shields town centre, which is incorrect. Our own measurements indicate that the proposed store is approximately 770m to the Primary Shopping Frontage, which is defined on the adopted Policies Map and should therefore be regarded as ‘out-of-centre’.

The applicant has provided a response to the above objection. This is summarised below.

- A full retail impact assessment has been undertaken and assessed by the council.
- The sequential assessment identifies no sites within or to the edge of the centres in the catchment area.
- It has been demonstrated that the Aldi store would not result in ‘significant adverse impacts’ on the vitality and viability of existing centres within the catchment area.
- Qualitatively, the proposed Aldi store will provide additional consumer choice for local residents.
- Through the clawback of expenditure it will result in localised and more sustainable shopping patterns by reducing the need to travel.
- It is not considered that the proposed Aldi store would adversely impact upon existing, committed and planned public or private investment in any of the centres in the catchment.
- It is understood there are no similar investment proposals for discount food retail provision within any centres in the catchment area. There are no development opportunities in North Shields town centre or Tynemouth committed or in the pipeline.
- The proposed development brings economic and social benefits. This size of store usually requires 30 to 50 staff.
- 204 letters of support have been submitted to the council for this application, stating an Aldi store is welcomed as it provides a local shopping facility so reduces the need to travel, brings the vacant site back into use and creates new jobs for residents of North Shields.
- The proposed development satisfies the policy tests in the NPPF and the adopted local plan.

#### Additional representation

##### Cllr. Matt Wilson

I would like to correct a mistake in my prior objection. I referred to the proposed access road to the supermarket being immediately adjacent to the Pelican crossing used by the Primary School. It is in fact a Zebra crossing.