

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Planning Application 19/01388/FUL, Land at Former Tynemouth Victoria Jubilee Infirmary, Hawkeys Lane, North Shields

2. Delegation Reference

Minute PQ69/20 Planning Committee 18 February 2020
“the Head of Environment, Housing and Leisure, in consultation with the Chair and/or Deputy Chair of the Planning Committee, be authorised to determine any matters that would normally be determined by the Planning Committee in the event that public meetings of the Committee are cancelled because of the Coronavirus Pandemic”

3. Name and Title of Decision Maker

Colin MacDonald, Senior Manager: Technical and Regulatory Services (on behalf of the Head of Environment, Housing and Leisure) in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors F Lott and T Brady.

4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

5. Executive Summary

To determine a hybrid planning application (Reference 19/01388/FUL) from Aldi Stores Limited, relating to a full application for Aldi store, associated car parking and landscaping and an outline application (with means of access) for residential use on land at the former Tynemouth Victoria Jubilee Infirmary, Hawkeys Lane, North Shields. (Preston Ward)

An Aldi store is proposed in the southern part of the site. The store would be located close to the site's eastern boundary with car parking to the west and south. Access would be via an existing vehicular access from Hawkeys Lane. The proposed store measures 1,885 sq m in area (gross external floorspace).

It is proposed to provide up to 18no. residential properties in the northern part of the site, which has an area of approximately 0.6 hectares. Access would be via an existing access which is used by the ambulance station and the existing NHS services to the north of the site.

Consideration was given to a report from the planning officers together with an addendum to the report and a representation received on 13 April 2020 from Mr Cook.

6. Alternative options considered

- a) To grant permission subject to the conditions set out in the planning officers report and securing an agreement under Section 106 of the Town and Country Planning Act 1990; or
- b) To refuse the application.

7. Decision(s)

Permission be granted subject to:

- a) the conditions set out in the planning officers report;
- b) an additional condition requiring the applicant to submit to the local planning authority for approval a taxi and private hire servicing plan; and
- c) securing an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 to obtain the following contributions;

Affordable housing: 25%

Parks and greenspace: £12,780

Play and areas: £12,600

Primary education: £50,000

Employment and training: £11,065 for the Aldi development and £7,000 for the residential development

Coastal mitigation: £337 per residential unit

The Head of Law and Governance and the Head of Environment, Housing and Leisure undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highway improvements at the proposed access:

Upgrade of footpaths abutting site

Upgrade of existing zebra crossing on Hawkeys Lane to signalised crossing

Raised junction and zebra crossing at the site access

Associated street lighting

Associated drainage

School Safety scheme on Hawkeys Lane

Associated road markings

Associated Traffic Regulation Orders

Associated street furniture & signage

Vehicle activated speed signage

8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development, its impact on the character and appearance of the site and its surroundings; the living conditions of surrounding occupiers and future occupiers, its impact on trees and biodiversity and on the highway network.

9. Date Decision Made

14 April 2020

10. Date of Publication (where appropriate)

15 April 2020