

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Application 22/01495/FUL – Smulders, Hadrian Yard A B And C, Wallsend

2. Delegation Reference

Minute [Tuesday, 25th October, 2022 10.00 am \(Item PQ44/22\)](#)

(1) **Resolved** that

(1) the Committee is minded to grant the application; and

(2) the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission subject to:

i) the conditions set out in the planning officers report;

ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development;

iii) further consultation with the Biodiversity Officer following consideration of supplementary information requested from the applicant in relation to the Biodiversity Net Gain Assessment. If in the opinion of the Director of

Regeneration and Economic Development any issues or objections arise from this consultation that were not previously considered by the Committee then the application be referred back to the Committee for re-consideration; and

iv) completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution of £43,660 towards employment and training initiatives within the borough.

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors W Samuel and P Richardson



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

None

5. Executive Summary

To determine an application (Reference 22/01495/FUL) from Smulders Projects UK relating to a full application for 'Erection of a new workshop building (55mx270mx41m) at Yard C to accommodate welding and fabrication activities'.

It is proposed to provide a workshop building. Additional information relating to Biodiversity Net Gain Assessment was received and considered by the Biodiversity Officer and Landscape Architect. They have no objections to the proposal subject to conditions.

Conditions as set out in the officer report have been amended due to the submission of a construction management plan which removed the requirement for condition 5 & 6 and their replacement with one condition requiring compliance with this plan. Conditions 8, 9, 10 & 12 relate to ground investigation work and this has now been submitted and assessed and these conditions can be removed and replaced with one requiring additional information if any enclosed spaces are to be provided within the building.

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 attached document; and
- b) securing an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 to obtain the following contribution:
Employment and training: £43,660

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.

The S106 was signed on 1 December 2022.

9. Date Decision Made

1/12/22

10. Date of Publication (where appropriate)

