



North Tyneside Council

Planning Committee

Monday, 5 April 2021

To be held on **Tuesday, 13 April 2021** in room This meeting will be held using video conferencing technology and streamed live on the Council's YouTube channel. **commencing at 10.00 am.**

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7. 20/01741/FUL, Plot 11, The Silverlink North, Cobalt Business Park	3 - 4
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To consider a full planning application from BP Oil UK Ltd & Highbridge Business Park Ltd for the erection of petrol filling station (Sui Generis) with associated retail kiosk (Use Class E) and drive-thru coffee shop (Use Class E) with associated car parking, service arrangements, landscaping and access including the provision of a new roundabout.

Circulation overleaf ...

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For further information please call 0191 643 5359.

Members of the Planning Committee:

Councillor Ken Barrie
Councillor Brian Burdis
Councillor Sandra Graham
Councillor Frank Lott (Chair)
Councillor Willie Samuel
Councillor Frances Weetman

Councillor Trish Brady (Deputy Chair)
Councillor Linda Darke
Councillor Muriel Green
Councillor Paul Richardson
Councillor John Stirling

ADDENDUM 1 – 08.04.2021

Item No: 2

Application No:	20/01741/FUL	Author	Maxine Ingram
Date valid:	23 October 2020	:	
Target decision date:	22 January 2021	☎:	0191 643 6322
		Ward:	Valley

Application type: full planning application

Location: Plot 11 The Silverlink North Cobalt Business Park West Allotment NEWCASTLE UPON TYNE

Proposal: Erection of petrol filling station (Sui Generis) with associated retail kiosk (Use Class E) and drive-thru coffee shop (Use Class E) with associated car parking, service arrangements, landscaping and access including the provision of a new roundabout (Additional information submitted 17.12.2020)

Applicant: BP Oil UK Ltd & Highbridge Business Park Ltd, C/o Agent

Agent: Lichfields, Mr Robert Dibden The St Nicholas Building St Nicholas Street Newcastle Upon Tyne NE1 1RF

RECOMMENDATION: Minded to grant legal agreement req.

One objection has been received:

- Adverse effect on wildlife
 - Impact on landscape
 - Inappropriate design
 - Loss of visual amenity
 - Out of keeping with surroundings
 - Poor traffic/pedestrian safety
 - Poor/unsuitable vehicular access
 - Traffic congestion
 - Will result in visual intrusion
- I objection this as we are moving into the world of EV's and moving away from ICE this is not a future proof plan, with a costa drive-through only a moment away to the west and a fuel station also located a moment away to the east it seems an unnecessary build destroying vital green space.

The applicant has suggested that condition 48 is amended as it was not clear that only part of the adjacent Local Wildlife Site would be subject to control under this condition:

Current wording:

ADDEND Committee Addendum Report

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Printed:4/8/2021

Prior to the commencement of any part of the development hereby approved a Litter Management Strategy for the construction and operation of the development that extends into the Silverlink Biodiversity Park Local Wildlife Site (LWS) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development hereby approved shall be carried out in full accordance with these agreed details and permanently retained post construction.

Reason: This information is required pre-commencement to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).

Proposed wording:

Prior to the commencement of any part of the development hereby approved a Litter Management Strategy, including a plan to show the area of coverage of the Silverlink Biodiversity Park Local Wildlife Site (LWS) within and adjacent to the application site redline, for the construction and operation of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development hereby approved shall be carried out in full accordance with these agreed details and permanently retained post construction.

Reason: This information is required pre-commencement to ensure that local wildlife populations are protected in the interests of ecology having regard to the NPPF and Policy DM5.5 of the North Tyneside Local Plan (2017).