



**North Tyneside Council**

# Planning Committee

5 May 2023

Dear Councillor,

With reference to the agenda previously circulated for the meeting of the Planning Committee to be held on **Tuesday, 9 May 2023** I attach for your consideration supplementary papers in relation to the following items:

<b>Agenda Item</b>	<b>Page</b>
<b>6. 21/01779/REM, Land West of Mackley Court, Wallsend</b>	<b>3 - 4</b>
To determine a reserved matters application from VB Benton Ltd for the approval of the access, scale, layout, appearance and landscaping of planning approval 12/02025/FUL, construction of 1no. retail / commercial unit falling within Use Class E.	
<b>7. 22/02106/FUL, Land East of Backworth Lane, Backworth</b>	<b>5 - 6</b>
To determine a full planning application from Northumberland Estates for change of use of land and construction of solar PV panels (up to 28 MW), associated electrical infrastructure, operational buildings, substations, lattice tower, security fencing, CCTV, access tracks, landscaping and other ancillary works.	

**Circulation overleaf ...**

### **Members of the Planning Committee**

Councillor Julie Cruddas  
Councillor John Hunter  
Councillor Pam McIntyre  
Councillor John O'Shea  
Councillor Jane Shaw

Councillor Margaret Hall  
Councillor Chris Johnston  
Councillor Tommy Mulvenna  
Councillor Willie Samuel (Chair)

## ADDENDUM 1 - 04.05.2023

<b>Application No:</b>	<b>21/01779/REM</b>	<b>Author:</b>	Maxine Ingram
<b>Date valid:</b>	2 August 2021	<b>☎:</b>	0191 643 6322
<b>Target decision date:</b>	27 September 2021	<b>Ward:</b>	Northumberland

Application type: approval of reserved matters

**Location: Land West of Mackley Court, Wallsend Tyne And Wear**

**Proposal: Reserved matters for the approval for the access, scale, layout, appearance and landscaping of planning approval 12/02025/FUL - Construction of 1no. retail / commercial unit falling within Use Class E (Amended plans received 17.01.2023)**

Applicant: VB Benton Limited, Mr Hogan C/o BH Planning & Design 1 Hood Street Newcastle-upon-Tyne NE1 6JQ

Agent: BH Planning & Design, Fraser Tinsley 1 Hood Street Newcastle-upon-Tyne NE1 6JQ

**RECOMMENDATION:** Application Permitted

### 1.0 Revised conditions

1.1 Conditions 1, 2, 3, 4 and 6 have been amended to include the correct revision of the submitted Proposed Site Plan. The revision has been amended from T07 to T08:

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Site Location Plan Dwg No. EW-90-900 PL04
- Proposed Site Plan Dwg No. EW-90-902 Rev T08
- Elevation A (West) Elevation B (South) As Proposed Dwg No. EL-(20)-200 Rev T03
- Elevation C (East) Elevation D (North) As Proposed Dwg No. EL-(20)-201 Rev T03
- Proposed Plan Dwg No. PO-(20)-100
- Proposed drainage layout Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-100 Rev P02
- Proposed drainage maintenance plan Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-1002 Rev P02
- Surface water catchment plan Dwg No. P20-387-4050HYD-ZZ-XX-DR-C-1000 Rev P02
- Micro Drainage Calculations

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Notwithstanding Condition 1, the scheme for access shall be laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. This access shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

3. Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08). These parking areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

4. Notwithstanding Condition 1, the scheme for servicing and refuse collection shall be provided and laid out in accordance with the approved plan (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. These areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

6. Notwithstanding Condition 1, the scheme for the provision of cycle parking shall be provided and laid out in accordance with the approved plans (Proposed site plan Dwg No. EW-90-902 Rev T08) prior to the development hereby approved being brought into use. The cycle parking areas shall not be used for any other purpose and retained thereafter.

Reason: In the interests of highway safety and of the development having regard to policy DM7.4 of the North Tyneside Local Plan (2017).

## ADDENDUM

<b>Application No:</b>	<b>22/02106/FUL</b>	Author	Rebecca Andison
Date valid:	23 November 2022	:	
Target decision date:	22 February 2023	☎:	0191 643 6321
		Ward:	Valley

Application type: full planning application

**Location: Land to the East of Backworth Lane Backworth NEWCASTLE UPON TYNE**

**Proposal: Change of use of land and construction of solar PV panels (up to 28 MW), associated electrical infrastructure, operational buildings, substations, lattice tower, security fencing, CCTV, access tracks, landscaping and other ancillary works (ADDITIONAL INFORMATION)**

Applicant: Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

Agent: Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

**RECOMMENDATION:** Application Permitted

### 1.0 Representations

1.1 1no. additional objection has been received. The concerns raised are summarised below.

- Affect character of conservation area.
  - Impact on landscape.
  - Inappropriate design.
  - Inappropriate materials.
  - Loss of visual amenity.
  - Not in accordance with development plan.
  - Out of keeping with surroundings.
  - Poor traffic/pedestrian safety.
  - Poor/unsuitable vehicular access.
  - Precedent will be set.
  - Will result in visual intrusion.
  - Within greenbelt/no special circumstance.
  - Does not safeguard the protected rights of the green belt as outlined in the Local Plan.
  - Does not maintain the character of or help the regeneration of Backworth and Seghill.
- A review of Greenbelt policy should be necessary to determine the

development need for the solar farm.

- Scale of development.
- Size and height of the PV panels.
- Would dominate the skyline.
- Impact on the character of and views from Backworth Conservation Area.
- The fencing would impact on the openness of the greenbelt.
- Could set a precedent for further changes to the Greenbelt.
- No evidence of need for the development.
- Impact on the openness of the countryside.
- The suitability of Fisher Road for access and the need for improvements to waggonways should be considered.
- Additional landscape maintenance, biodiversity and noise monitoring, reduced cost electricity to the local utility company/schools and the provision of rooftop solar panels to the community should be considered.