

Application No:	22/00413/FUL	Author:	Maxine Ingram
Date valid:	28 March 2022	☎:	0191 643 6322
Target decision date:	27 June 2022	Ward:	Longbenton

Application type: full planning application

Location: Greggs Building, Balliol Business Park, Benton Lane, Longbenton, NEWCASTLE UPON TYNE

Proposal: Conversion of redundant freezer into additional production space and the erection of extensions to create ancillary space. Demolition of: Two long-standing temporary buildings, existing goods-in dock area with 2no docks for Balliol 1 building, low-level building on the Southern front of the redundant freezer building and existing plantrooms to the Western side of the redundant freezer building. Conversion of the redundant finished goods store into a 4th production line and associated stores etc. to create Balliol 3 building. Erection of: New link bridge, new Western extension, roof level pod for future process equipment, new goods-in dock area with 3no docks at ground level and new canteen space above at first floor level to connect the first floor of Balliol 3 to the existing GTC building, new extension to Balliol 1 on the North-East corner, new external walkway canopy crossing the car park from Balliol 2 to Balliol 1 to allow staff from Balliol 2 to access the new staff facilities, new first floor level car park located on the Gosforth Bakery car park to the North of the proposed works and new Gatehouse at the South-West entrance to the site to control traffic movements onto and off site

Applicant: Greggs PLC, Mr Peter Boughton Unit 1 West Street Business Park West Steet North Tyneside Longbenton PE9 2PR

Agent: Arctica LTD, Mr Anthony Bowe Unit 1 West Street Business Park West Steet Stamford PE9 2PR

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.1 The main issues for Members to consider in this case are:

- The principle of the development,
- The impact on amenity,
- The impact on character and appearance,
- The impact on highway safety, and,
- Other issues.

1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and consider any other material considerations in reaching their decision.

2.0 Description of the Site

2.1 The site to which this application relates is a commercial premises, Greggs Bakery, located within Balliol Business Park. There are several existing buildings and associated parking provision within the site.

2.2 The site is designated as employment land within the Local Plan.

3.0 Description of the Proposed Development

3.1 The development proposed is for the following works:

- Conversion of redundant freezer into additional production space and the erection of extensions to create ancillary space.
- Demolition of: Two long-standing temporary buildings, existing goods-in dock area with 2no docks for Balliol 1 building, low-level building on the Southern front of the redundant freezer building and existing plantrooms to the Western side of the redundant freezer building.
- Conversion of the redundant finished goods store into a 4th production line and associated stores etc. to create Balliol 3 building.
- Erection of: New link bridge, new Western extension, roof level pod for future process equipment, new goods-in dock area with 3no docks at ground level and new canteen space above at first floor level to connect the first floor of Balliol 3 to the existing GTC building, new extension to Balliol 1 on the North-East corner, new external walkway canopy crossing the car park from Balliol 2 to Balliol 1 to allow staff from Balliol 2 to access the new staff facilities, new first floor level car park located on the Gosforth Bakery car park to the North of the proposed works and new Gatehouse at the South-West entrance to the site to control traffic movements onto and off site.

4.0 Relevant Planning History

4.1 The site has an extensive planning history. The most recent planning history is set out below:

19/00999/FUL - Erection of Water tank and booster set plant within acoustic rated shed (Amended plans received 14.08.19) – Permitted 13.09.2019

19/00738/FUL - Variation of conditions 1 (approved plans), 4 (turning areas), 5 (scheme for parking) and 6 (refuse facilities) of planning approval 18/00596/FUL. Extending the current cold store with a new finished goods freezer with associated development.
Permitted 02.08.19

19/00467/FUL - Introduction of single storey link corridor block between bakery areas.
Permitted 23.05.19.

18/01420/FUL - Two storey extension of existing freezer store building – Permitted 17.12.2018

18/00596/FUL - Production and freezer extensions with despatch docks. New electricity sub-station and compressed natural gas station – Permitted 11.07.2018

5.0 Development Plan

5.1 North Tyneside Local Plan (2017)

6.0 Government Policy

6.1 National Planning Policy Framework (NPPF) (July 2021)

6.2 National Planning Practice Guidance (NPPG) (As Amended)

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

7.0 Detailed Planning Considerations

7.1 The main issues for Members to consider in this case are:

- The principle of the development,
- The impact on amenity,
- The impact on character and appearance,
- The impact on highway safety, and,
- Other issues.

7.2 Consultations responses and representations received as a result of the publicity given to this application are set out in the appendix to this report.

8.0 Principle of the development

8.1 The Local Plan (LP) was adopted in July 2017 to guide development in the period up to 2032. The council acknowledges that the policies contained within the LP predate the publication of the revised NPPF however, it is clear from paragraph 219 of the NPPF that: “However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).” The council considers that the Local Plan policies set out in this report are consistent with the NPPF and can be afforded significant weight.

8.2 The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable

development means that the planning system has three overarching objectives: an economic objective; a social objective; and an environmental objective. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

8.3 The NPPF paragraph 11 makes it clear that plans and decisions should apply a presumption in favour of sustainable development. However, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. The NPPF paragraph 12 states “Where a planning application conflicts with an up-to-date development plan permission should not normally be granted. Local Planning Authorities (LPA’s) may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

8.4 LP Policy S2.2 ‘Provision of Land for Employment Development’ seeks to ensure an attractive and flexible supply of employment land is available to deliver the Council’s strategy for economic prosperity, job growth and investment over the plan period.

8.5 LP Policy DM2.3 ‘Development Affecting Employment Land and Buildings’ states “The Council will support proposals on employment land, as shown on the Policies Map, for new or additional development for uses within use classes B1, B2 or B8 or that which is deemed ancillary.

Proposals on identified employment land or other buildings in use-class B1, B2 or B8, for uses that could conflict with the development and regeneration of sites for economic development, will be permitted where these proposals would not:

- a. Result in the unacceptable loss of operating businesses and jobs; and,
- b. Result in an excessive reduction in the supply of land for development for employment uses, taking into account the overall amount, range, and choice available for the remainder of the plan period; and,
- c. Have an adverse impact upon the amenity and operation of neighbouring properties and businesses.”

8.6 The site is currently occupied by Greggs’ factory complex located within Balliol Business Park, which is an allocated site (Site E009) for employment uses in Policy S2.2 of the North Tyneside Council Local Plan (2017).

8.7 Policy S2.2 of the Local Plan defines employment uses as those in the former use class of B1 (now part of the wider definition of the E Class) and the extant use class B2 and B8. Policy DM 2.3 of the Local Plan aims to support proposals for B8 uses on employment sites, but it does also allow for uses not within the use classes of B1 (now Use Class E), B2 or B8 if the use is ancillary. This proposal seeks to an expand and improve the facilities of an established premises. Its current use as B2/B will be retained.

8.8 The applicant has advised within their supporting information that:

“Greggs currently have circa 2, 200 shops and have plans in place to grow over 3, 000 shops in the next few years. To support this growth, it is necessary to increase production capacity for all products.

The Balliol facility currently makes savoury products for the business (e.g. sausage rolls, pasties etc.), but by the end of 2023 sales and growth will exceed current supply.

Greggs have therefore decided to expand operations at Balliol with the introduction of a 4th production line which will increase site output by circa 30%. This new production facility will be located within the ‘Balliol Freezer’ building that was previously the freezer storage facility for the Balliol site. This is now redundant, as frozen savoury products made at Balliol are now stored in the recently completed automated freezer, now BNDC.”

8.9 The applicant goes onto state:

“The new production facility will support approximately 125 new jobs at Balliol as follows:

- Early shift: 40 employees*
- Late shift: 40 employees*
- Night shift: 40 employees*
- Day shift: 5 employees”*

8.10 This proposal will support further economic prosperity and job growth in the Borough supporting Policy S2.1 of the Local Plan and will be supporting continued business investment within an existing business.

8.11 The proposed development meets the requirements of Policies S2.2 and DM2.3. Members need to determine whether the principle of the proposed development is acceptable. It is the view of officers that the principle of the proposed development is considered to be acceptable, subject to all other material considerations set out below being addressed.

9.0 Impact on amenity

9.1 Paragraph 185 of the NPPF states “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

9.2 LP Policy S1.4 ‘General Development Principles’ states “Proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific

policies of this Plan.” Amongst other matters this includes: being acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses; and be accommodated by, and make best use of, existing facilities and infrastructure, particularly in encouraging accessibility and walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements”.

9.3 LP Policy DM5.19 ‘Pollution’ states “Development proposals that may cause pollution either individually or cumulatively of water, air or soil through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, and other pollutants will be required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, to people and to biodiversity.

Development proposed where pollution levels are unacceptable will not be permitted unless it is possible for mitigation measures to be introduced to secure a satisfactory living or working environment.

Development that may be sensitive (such as housing, schools and hospitals) to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive areas unless satisfactory mitigation measures can be demonstrated.....”.

9.5 The Manager for Environmental Health has been consulted. She has raised no objection in principle to this application. However, she has raised some concerns regarding potential noise arising from this development from the new external plant and equipment to be installed. To deal with this, she has suggested a condition for a noise assessment to be carried out to determine that the plant does not exceed existing background noise levels. She has noted that the additional increase in production from the 4th production line will not result in a subsequent increase in delivery movements due to a change from single trailer to double deck trailers. On this basis, she has recommended conditional approval.

9.6 Members need to determine whether the proposed development is acceptable in terms of its impact on the amenity of neighbouring and nearby properties. It is officer advice that the proposed development is acceptable, subject to the imposition of the suggested conditions. As such, it is officer advice that the proposed development accords with the advice in paragraph 185 of the NPPF and LP policies DM5.19 and DM6.1.

10.0 Impact on character and appearance

10.1 Paragraph 134 of the NPPF states that development that is not well designed should be refused.

10.2 LP Policy DM6.1 ‘Design of Development’ makes it clear that applications will only be permitted where they demonstrate high and consistent design standards. Amongst other matters proposed developments are responsive to their location, including topography, wildlife habitats, site orientation and existing buildings; ensuring a positive relationship to neighbouring buildings and spaces;

ensuring sufficient parking is well integrated into the layout; and a good standard of amenity for existing and future residents.

10.3 LDD11 'Design Quality' SPD applies to all planning applications that involve building works.

10.4 The application site falls within an existing business park. This factory complex comprises of several buildings of varying scale. The proposed extensions are simple in terms of their form and design. These extensions are in keeping with the industrial nature of this site. The extensions that will be visible from outside of the application site, will be seen in the context of an established commercial/industrial setting. The applicant has confirmed that the colour of the proposed extensions will be matched to the existing site materials and colour palette.

10.5 The modular car park will be sited in the northwest part of the site over an area of existing car parking. Views of this part of the proposal will be afforded from the adjacent highway (Gosforth Park Way) and beyond. When viewed from this direction, it will be seen against the backdrop of an established factory complex. On balance, it is the view of officers, that this part of the proposed development will not result in significant visual harm.

10.6 Members need to consider whether the impact on the character and appearance of the immediate surrounding area is acceptable. It is officer advice that, the proposed development would not result in a significant visual impact on the character or appearance of the immediate surrounding area. As such, the proposed development accords the advice in NPPF, Local Plan Policy DM6.1 and the Design Quality SPD.

11.0 Impact on highway safety

11.1 The NPPF paragraph 111 makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

11.2 The NPPF paragraph 112 states, amongst other matters, that applications for development should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas and address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

11.3 LP Policy DM7.4 'New Development and Transport' makes it clear that the Council will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support resident's health and well-being.

11.4 This application is accompanied by a Transport Statement and Travel Plan.

11.5 The site has been operating for several years, access remains unchanged, and parking is being provided to meet the needs of the site. A Travel Plan is already in place for the site as well as the wider organisation.

11.6 The Highways Network Manager has been consulted. He has recommended conditional approval.

11.7 Members need to determine whether the proposed development is acceptable in terms of its impact on the highway network and existing parking provision. It is officer advice that it is. The proposed development accords with both national and local planning policies.

12.0 Other Issues

12.1 Contaminated Land

12.2 NPPF paragraph 183 seeks to ensure that planning decisions have regard to ground conditions and any risks arising from land instability and contamination.

12.3 NPPF paragraph 184 states “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”.

12.4 LP Policy DM5.18 “Contaminated and Unstable Land” seeks to ensure that the future users or occupiers of a development would not be affected by contamination or stability issues.

12.5 The Contaminated Land Officer has been consulted. She has raised no objections to the proposed development.

12.6 Members need to consider whether the proposed development is acceptable in terms of its impact on ground conditions. It is officer advice that it is.

12.7 Flooding

12.8 The NPPF paragraph 159 makes it clear that development should not increase flood risk elsewhere and only consider development in appropriate areas.

12.9 LP Policy “DM5.12 Development and Flood Risk” states that all major developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk from all sources, taking into account the impact of climate change over its lifetime.

12.10 The Lead Local Flood Authority (LLFA) has been consulted. They have raised no objections to this proposal as the applicants’ intention is for the surface water drainage to discharge into the sites existing surface water attenuation.

12.11 Members need to determine whether the proposed development is acceptable in terms of flood risk. It is officer advice that it is, and it would accord with both national and local planning policies.

12.12 Biodiversity and landscape

12.13 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural environment.

12.14 Paragraph 174 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Amongst other matters, this includes minimising the impacts of biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

12.15 Paragraph 179 of the NPPF states that when determining planning applications LPA's should aim to protect and enhance biodiversity and geodiversity by following the principles set out in paragraph 180 which includes, amongst other matters, if significant harm cannot be avoided, adequately mitigated, or as a last resort, compensated from the planning permission should be refused.

12.16 LP Policy S5.4 Biodiversity and Geodiversity seeks to protect, create, enhance and manage sites within the borough relative to their significance.

12.17 LP DM5.9 'Trees, Woodland and Hedgerows' supports the protection and management of existing woodland trees, hedgerow and landscape features. It seeks to secure new tree planting and landscaping scheme for new development, and where appropriate, promote and encourage new woodland, tree and hedgerow planting schemes and encouraging native species of local provenance.

12.18 The Council's Biodiversity Officer and Landscape Architect have been consulted. They have advised that there will be approximately 444sqm of existing grassland to be lost as indicated on the submitted 'Ecology Loss Plan' comprising of 3 individual areas of land. The four small trees are to be retained and moved during the development. A strip of amenity grassland along the western border of the site has been allocated to ecological enhancement and will be enhanced to species rich grassland (other neutral grassland). The submitted Biodiversity Net Gain Assessment for the proposals demonstrates an anticipated net gain of +18.21% in the biodiversity value of the site.

12.19 The consultees have advised a detailed landscape plan and a landscape and ecology management plan (LEMP) or similar will be required to be conditioned. On this basis, they have recommended conditional approval.

12.20 Members need to consider whether the proposal is acceptable in terms of its impact on biodiversity and landscaping. It is officer advice, subject to conditions that this development will avoid harm to biodiversity in accordance with the advice in NPPF and LP policies S5.4 and DM5.9.

12.21 Archaeology

12.22 The Tyne and Wear Archaeology Officer has been consulted. She has raised no objections to the proposed development.

13.0 Local Financial Considerations

13.1 Local financial considerations are defined as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by the Minister of the Crown (such as New Homes Bonus payments) or sums that a relevant authority has received, or will or could receive in payment of the Community Infrastructure Levy (CIL). The proposal is CIL liable and therefore Members need to take this into account as part of their decision.

14.0 Conclusion

14.1 Members need to determine whether the proposed development is acceptable in terms of the principle of the development, its impact on amenity, its impact on the character and appearance of the area and all other issues including its impact on highways and ground conditions. It is the view of officers that the proposed development is acceptable. As such, officers consider that the proposed development does accord with national and local planning policies. Approval is recommended.

RECOMMENDATION: Application Permitted

Members are recommended to indicate that they are minded to grant this application, subject to the applicant confirming the conditions, and the addition, omission or amendment of any other conditions considered necessary.

Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
 - Location plan Dwg No. P21016-ARC-00-00-DR-A-0101
 - Ecology loss plan Dwg No. P21016-ARC-00-00-DR-A-0102
 - Proposed additional footprint Dwg No. P21016-ARC-00-00-DR-A-0103
 - As existing site roof plan Dwg No. P21016-ARC-00-00-DR-A-0105
 - As proposed site roof plan Dwg No. P21016-ARC-00-00-DR-A-0110
 - Site process layout Dwg No. P21016-ARC-00-00-DR-A-2010
 - As existing elevations Dwg No. P21016-ARC-00-00-DR-A-2101
 - As existing elevations Dwg No. P21016-ARC-00-00-DR-A-2102
 - As proposed elevations Dwg No. P21016-ARC-00-00-DR-A-2103
 - As proposed elevations Dwg No. P21016-ARC-00-00-DR-A-2104
 - As existing sections Dwg No. P21016-ARC-00-00-DR-A-2201
 - As proposed sections Dwg No. P21016-ARC-00-00-DR-A-2203
 - As proposed View 1 Dwg No. P21016-ARC-00-00-VS-A-0201
 - As proposed View 2 Dwg No. P21016-ARC-00-00-VS-A-0202
 - As proposed View 3 Dwg No. P21016-ARC-00-00-VS-A-0203
 - As proposed View 4 Dwg No. P21016-ARC-00-00-VS-A-0204
 - As existing View 1 Dwg No. P21016-ARC-00-00-VS-A-0205
 - As existing View 2 Dwg No. P21016-ARC-00-00-VS-A-0206
 - As existing View 3 Dwg No. P21016-ARC-00-00-VS-A-0207

As existing View 4 Dwg No. P21016-ARC-00-00-VS-A-0208
As existing GF plan Dwg No. P21016-ARC-00-01-DR-A-2001
As existing FF plan Dwg No. P21016-ARC-00-10-DR-A-2002
As proposed GF plan Dwg No. P21016-ARC-00-01-DR-A-2007
As proposed FF plan Dwg No. P21016-ARC-00-10-DR-A-2008
Car park ground floor plan Dwg No. P21016-ARC-00-00-DR-A-0130
Car park first floor plan Dwg No. Dwg No. P21016-ARC-00-00-DR-A-0131
Car park elevations Dwg No. P21016-ARC-00-00-DR-A-0132
Green Travel Plan

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

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby residents having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

4. Prior to installation of any floodlighting or other form of external lighting , a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following information:

- a statement of frequency of use, and the hours of illumination;
- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone ; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: In the interest of visual amenity and/or highway safety having regard to policy DM5.19 of the North Tyneside Local Plan (2017).

5. Prior to the operation of the new external plant and equipment installed at the site a noise scheme shall be submitted to and approved in writing by the Local Planning Authority. The noise scheme must be submitted in accordance

with BS4142 to determine the background noise level without the new plant and equipment noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment installed at the industrial units does not exceed the background noise level. Thereafter, the plant and equipment shall be installed and maintained in accordance with these agreed details.

Reason: In order to protect the amenity of the occupiers of the proposed dwellings, having regard to Policy DM5.19 of the North Tyneside Local Plan 2017.

6. Prior to the installation of any chimney or extraction details of the height, position, design and materials shall be submitted to and approved in writing by the Local Planning Authority. of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the chimney and/or extraction shall be installed and maintained in accordance with these agreed details.

Reason: In order to protect the amenity of the occupiers of the proposed dwellings, having regard to Policy DM5.19 of the North Tyneside Local Plan 2017.

7. Notwithstanding Condition 1, the scheme for Heavy Goods Vehicles (HGV's) to turn shall be laid out in accordance with Dwg No. P21016-ARC-00-00-DR-A-0110 P2. These turning 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).

8. Notwithstanding Condition 1, the scheme for parking shall be laid out in accordance with Dwg No. P21016-ARC-00-00-DR-A-0110 P2. 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).

9. Notwithstanding Condition 1, the scheme for Electric Vehicle (EV) charging shall be carried out in full accordance with the submitted Green Travel Plan. These EV charging 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).

10. Notwithstanding Condition 1, the scheme for undercover cycle storage shall be laid out in full accordance with the submitted Green Travel Plan. This cycle storage 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).

11. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement/Construction Environmental Management Plan (CEMP) for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those

delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; details of the site compound for the storage of plant (silos etc) and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development and include tree protection for any trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

12. Notwithstanding Condition 1, no development shall commence until a scheme to show wheel washing facilities and mechanical sweepers to prevent mud and debris onto the public highway has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the location, type of operation, maintenance/phasing programme. Construction shall not commence on any part of the development other than the construction of a temporary site access and site set up until these agreed measures are fully operational for the duration of the construction of the development hereby approved. If the agreed measures are not operational then no vehicles shall exit the development site onto the public highway.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5

13. No vegetation removal or building works shall take place during the bird nesting season (March- August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Reason: 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).

14. Within one month from any commencement works on site a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with the Biodiversity Net Gain Assessment (E3 Ecology February 2022). The landscape scheme shall include a detailed specification and proposed timing of all new tree, shrub, hedgerow and wildflower planting. All new standard trees are to be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved

details within 12 months of the start of construction and within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to Policies DM6.1 and DM5.9 of the North Tyneside Local Plan (2017).

15. Within one month from any commencement works on site a 'Landscape Ecological Management & Monitoring Plan' (LEMMP) shall be submitted to and approved in writing by the Local Planning Authority. This plan shall be in accordance with the details set out within the Biodiversity Net Gain Assessment (E3 Ecology Feb 2022) and shall be implemented on site within 12 months of the start of construction and thereafter for a minimum period of 30 years. The Management Plan will be a long-term management strategy and will set out details for the creation, enhancement, management and monitoring of landscaping and ecological habitats within the site for a minimum period of 30 years. The Plan will also include details of timescales, management responsibilities and regular Net Gain Assessment updates that include habitat condition assessments to evidence the success of the scheme and net gain delivery. Details of any corrective action that will be undertaken if habitat delivery fails to achieve the requirements set out in the approved Biodiversity Net Gain Report will also be provided.

Reason: 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).

16. Within one month from any commencement works on site, details of 1no. hedgehog and 1no. amphibian hibernacula including their locations and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. Within one month of their installation photographs shall be submitted to the Local Planning Authority for final approval. Thereafter, the development hereby approved shall be carried out in full accordance with these agreed details and shall be permanently maintained and retained.

Reason: 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).

17. Within one month from any commencement works on site, details of 2no. bird box and 2no. bat box specifications and their locations shall be submitted to and approved in writing by the Local Planning Authority. Within one month of their installation photographs shall be submitted to the Local Planning Authority for final approval. Thereafter, the development hereby approved shall be carried out in full accordance with these agreed details and shall be permanently maintained and retained.

Reason: 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).

18. No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to Policies DM6.1 and DM5.9 of the North Tyneside Local Plan (2017).

19. Prior to commencement of works starting on site, the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations shown on a Tree Protection Plan to be submitted for approval. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is not to be repositioned without the approval of the Local Authority. Photographic evidence of the fence in place is to be submitted to allow discharge of this condition.

Reason: This information is required pre-commencement to ensure that existing landscape features are adequately protected during construction having regard to Policies DM6.1 and DM5.9 of the North Tyneside Local Plan (2017).

20. Prior to the construction of any part of the development hereby approved details specifying how the applicant intends to offer opportunities to local unemployed people during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, it shall be implemented in accordance with the agreed details.

Reason: This information is required pre-commencement to ensure that employment opportunities are progressed during construction to enable the Council to put forward local eligible unemployed people with a view to securing work and training opportunities to encourage employment in accordance with policy S2.1 of the North Tyneside Local Plan (2017).

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraph 38 of the National Planning Policy Framework.

Informatives

Building Regulations Required (I03)

Consent to Display Advertisement Reqd (I04)

The applicant is advised that it is an offence to obstruct the public highway (footway or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Local Highway Authority. Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a hazard to those who are disabled, either by lack of mobility or impaired vision. Contact Highways@northtyneside.gov.uk for further information.

The applicant is advised that a license must be obtained from the Highways Authority for any scaffold placed on the footway, carriageway verge or other land forming part of the highway. Contact Streetworks@northtyneside.gov.uk for further information

The applicant is advised that no part of the gates or garage doors may project over the highway at any time. Contact New.Developments@northtyneside.gov.uk for further information.

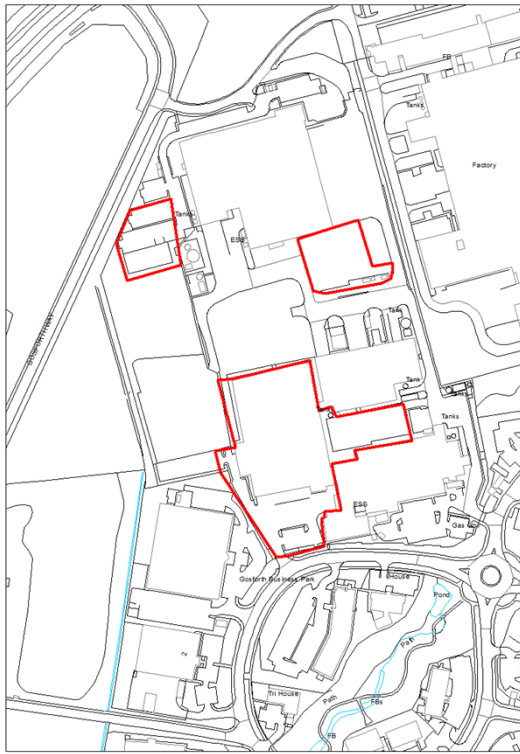
The applicant is advised that they should contact Highway Maintenance to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. Contact Highways@northtyneside.gov.uk for further information.

Take Care Proximity to Party Boundary (I21)

Advice All Works Within Applicants Land (I29)

Coal Mining Standing Advice (FUL,OUT) (I44)

Street Naming and numbering (I45)



Application reference: 22/00413/FUL

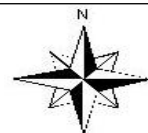
Location: Greggs Building, Balliol Business Park, Benton Lane, Longbenton

Proposal: Conversion of redundant freezer into additional production space and the erection of extensions to create ancillary space. Demolition of: Two long-standing temporary buildings, existing goods-in dock area with 2no docks for Balliol 1 building, low-level building on the Southern front of the redundant freezer building and existing plantrooms to the Western side of the redundant freezer building. Conversion of the redundant finished goods store into a 4th production line and associated stores etc. to create Balliol 3 building. Erection of: New link bridge, new Western extension, roof level pod for future process equipment, new goods-in dock area with 3no docks at ground level and new canteen space above at first floor level to connect the first floor of Balliol 3 to the existing GTC building, new extension to Balliol 1 on the North-East corner, new external walkway canopy crossing the car park from Balliol 2 to Balliol 1 to allow staff from Balliol 2 to access the new staff facilities, new first floor level car park located on the Gosforth Bakery car park to the North of the proposed works and new Gatehouse at the South-West entrance to the site to control traffic movements onto and off site

Not to scale

Date: 25.05.2022

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**Appendix 1 – 22/00413/FUL
Item 4**

Consultations/representations

1.0 Internal Consultees

1.1 Highways Network Manager

1.2 The site has been operating for several years, access remains unchanged, and parking is being provided to meet the needs of the site. A Travel Plan is already in place for the site as well as the wider organisation. Conditional approval is recommended.

1.3 Recommendation - Conditional Approval

1.4 Conditions:

Notwithstanding the details submitted, the scheme for Heavy Goods Vehicles (HGV's) to turn shall be laid out in accordance with the approved plans. These turning 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).

Notwithstanding the details submitted, the scheme for parking shall be laid out in accordance with the approved plans. 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).

Notwithstanding the details submitted, the scheme for Electric Vehicle (EV) charging shall be laid out in accordance with the approved plans. These EV charging 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).

Notwithstanding the details submitted, the scheme for undercover cycle storage shall be laid out in accordance with the approved plans. This cycle storage 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).

Notwithstanding the details submitted, the scheme for the provision of and storage of refuse shall be laid out in accordance with the approved plans and prior to the occupation. These storage 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).

Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of

vehicles of site operatives and visitors; details of the site compound for the storage of plant (silos etc) and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5.19 and DM7.4 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Notwithstanding Condition 1, no development shall commence until a scheme to show wheel washing facilities and mechanical sweepers to prevent mud and debris onto the public highway has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the location, type of operation, maintenance/phasing programme. Construction shall not commence on any part of the development other than the construction of a temporary site access and site set up until these agreed measures are fully operational for the duration of the construction of the development hereby approved. If the agreed measures are not operational then no vehicles shall exit the development site onto the public highway.

Reason: This information is required pre-development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity having regard to policies DM5

1.5 Informatives:

The applicant is advised that it is an offence to obstruct the public highway (footway or carriageway) by depositing materials without obtaining beforehand, and in writing, the permission of the Council as Local Highway Authority. Such obstructions may lead to an accident, certainly cause inconvenience to pedestrians and drivers, and are a source of danger to children, elderly people and those pushing prams or buggies. They are a hazard to those who are disabled, either by lack of mobility or impaired vision. Contact Highways@northtyneside.gov.uk for further information.

The applicant is advised that a license must be obtained from the Highways Authority for any scaffold placed on the footway, carriageway verge or other land forming part of the highway. Contact Streetworks@northtyneside.gov.uk for further information

The applicant is advised that no part of the gates or garage doors may project over the highway at any time. Contact New.Developments@northtyneside.gov.uk for further information.

The applicant is advised that they should contact Highway Maintenance to arrange for an inspection of the highways adjacent to the site. The applicant should be aware that failure to do so may result in the Council pursuing them for costs of repairing any damage in the surrounding area on completion of construction. Contact Highways@northtyneside.gov.uk for further information.

1.6 Lead Local Flood Authority (LLFA)

1.7 I have carried out a review of the surface water drainage proposals in planning application 22/00413/FUL. I can confirm in principle I have no objections to the proposals as the applicant's intention is for the surface water drainage to discharge into the sites existing surface attenuation.

1.8 Biodiversity Officer

1.9 Description of Site

1.10 The Greggs site occupies 7.8ha of land which includes a number of food production facilities, warehousing, offices and a Centre of Excellence, as well as the recently completed Balliol National Distribution Centre (BNDC). The site is located within the Balliol Business Park and is close to both the A189 Salters Lane and A118 Benton Road, which provides access via Gosforth Park Way and the local and wider transport infrastructure. The business park consists principally of single-storey industrial and office buildings with adjacent car parking facilities and soft landscaped areas. The landscape to the area reinforces the boundaries of the site, external common areas and roadways, as well as complimenting the internal space of the car parks with island tree and shrub planting.

1.11 Landscape & Ecology

1.12 There will be approximately 444m² of existing grassland to be lost as indicated on the submitted 'Ecology Loss Plan' comprising of 3 individual areas of land. Four immature silver birch (*Betula pendula*) are present on site, one within Area 2 and three within Area 3. A strip of amenity grassland (0.0185ha) along the western border of the site has been allocated to ecological enhancement (Area 4) and will be enhanced to species rich grassland (other neutral grassland). The 4 small trees are to be retained and moved during the development. The submitted Biodiversity Net Gain Assessment for the proposals demonstrates an anticipated net gain of +18.21% in the biodiversity value of the site. No detailed landscape plan has been submitted at this stage but a proposal will be required as a condition along with a landscape and ecology management plan (LEMP) or similar. The LEMP should cover a minimum period of 30 years and identify the parties responsible for achieving the necessary post-development habitat conditions referenced in this document.

1.13 Conditions:

No vegetation removal or building works shall take place during the bird nesting season (March- August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with the Biodiversity Net Gain

Assessment (E3 Ecology February 2022). The landscape scheme shall include a detailed specification and proposed timing of all new tree, shrub, hedgerow and wildflower planting. All new standard trees are to be a minimum 12-14cm girth. The landscaping scheme shall be implemented in accordance with the approved details within 12 months of the start of construction and within the first available planting season following the approval of details. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Within 4 weeks of any of the development hereby approved commencing on site, a 'Landscape Ecological Management & Monitoring Plan' (LEMMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the details set out within the Biodiversity Net Gain Assessment (E3 Ecology Feb 2022) and shall be implemented on site within 12 months of the start of construction and thereafter for a minimum period of 30 years.

The Management Plan will be a long-term management strategy and will set out details for the creation, enhancement, management and monitoring of landscaping and ecological habitats within the site for a minimum period of 30 years. The Plan will also include details of timescales, management responsibilities and regular Net Gain Assessment updates that include habitat condition assessments to evidence the success of the scheme and net gain delivery. Details of any corrective action that will be undertaken if habitat delivery fails to achieve the requirements set out in the approved Biodiversity Net Gain Report will also be provided.

1no. hedgehog and 1no.amphibian hibernacula will be created within suitable areas of the site. Details of the hibernacula and their locations to be submitted to the LPA for approval within 4 weeks of development commencing on site. Thereafter, the hibernacula will be installed within 12 weeks of development commencing on site with photos submitted to the LPA to confirm installation.

2no. bird boxes and 2no. bat boxes will be installed in suitable locations (trees or buildings) within the site. Details of the bird and bat box specifications and their locations will be submitted to the LPA for approval within 4 weeks of development commencing on site. Thereafter, the boxes will be installed within 12 weeks of development commencing on site with photos submitted to the LPA to confirm installation.

A Construction Method Statement/Construction Environmental Management Plan (CEMP) will be submitted to the Local Planning Authority for approval prior to development commencing. The contractor's construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include

tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works. All works will be undertaken thereafter, in accordance with the approved plan.

No trees, shrubs or hedges within the site which are shown as being retained on the submitted plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority.

Prior to commencement of works starting on site, the trees within or adjacent to and overhang the site that are to be retained are to be protected by fencing and in the locations shown on a Tree Protection Plan to be submitted for approval. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority. The protective fence is NOT to be repositioned without the approval of the Local Authority. Photographic evidence of the fence in place is to be submitted to allow discharge of this condition.

1.14 Manager for Environmental Health (Pollution)

1.15 I have no objection in principle to this application. Historically complaints have been received from residents in the West Moor and Forest Hall areas concerning low frequency noise, I therefore have concerns regarding potential noise arising from this development for the new external plant and equipment to be installed and would recommend a condition for a noise assessment to be carried out to determine that the plant does not exceed existing background noise levels. I note that the applicant advises that the additional increase in production from the 4th production line will not result in a subsequent increase in delivery movements due to a change from single trailer to double deck trailers. If planning approval is to be given, I would recommend the following conditions to address potential noise arising from the premises.

Installation of New External Plant and Equipment:

Prior to the operation of the new external plant and equipment installed at the site a noise scheme must be submitted in accordance with BS4142 to determine the background noise level without the new plant and equipment noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment installed at the industrial units does not exceed the background noise level.

EPL01 for any external vents and chimneys

HOU04

SIT03

LIG01 - for any changes to the external lighting

1.16 Manager for Environmental Health (Contaminated Land)

1.17 Planning application 19/01006/COND has shown that it was agreed no gas protection measures were required. I am willing to accept this as still valid. Any spoil from foundations should be disposed of at a suitably licensed facility.

2.0 Representations

2.1 None

3.0 External Consultees

3.1 Tyne and Wear Archaeology Officer

3.2 No comments to make.