

ADDENDUM

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|------------------------|---------------------|--------|-----------------|
| Application No: | 20/00136/FUL | Author | Rebecca Andison |
| Date valid: | 30 January 2020 | : | |
| Target decision date: | 30 April 2020 | ☎: | 0191 643 6321 |
| | | Ward: | Tynemouth |

Application type: full planning application

Location: Vacant Land To The North And South Tynemouth Metro Station Building To The East Of The Metroline Tynemouth Tyne And Wear

Proposal: Mixed use scheme comprising 130 sqm Class E unit and 71no. one, two and three bedroom residential units with 43 car parking spaces, cycle parking, public realm improvement and landscaping on land to the south of Tynemouth Station; new access from Tynemouth Road; partial demolition of the stone perimeter wall to Tynemouth Road; and car parking on land to the north of Tynemouth Station; widening of access from Station Terrace (AMENDED). (ADDITIONAL ECOLOGY REPORTS).

Applicant: Station Developments Ltd, C/O Agent

Agent: Karen Read, Room 23 Amron House Borough Road North Shields NE29 6RN

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Report update

1.1 It is set out in the Officer Report (10.37) that the applicant has advised that receipts from the proposed development would be used to fund improvements to, and the ongoing maintenance of the station. It was officer advice that limited weight should be attached to these financial benefits given that the LPA would not be in control how the money would be spent.

1.2 The applicant has now stated that they would be willing to enter into a S106 agreement to ensure these benefits are secured.

1.3 Members are reminded that paragraph 57 of NPPF states that planning obligations must only be sought where they meet all of the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

1.4 It is officer opinion that a S106 agreement to secure a financial contribution towards the improvement and maintenance of the station is not necessary to make the development acceptable in planning terms. Officers

remain of the view that the less than substantial harm to heritage assets is outweighed by other benefits of the proposal.

1.5 Members need to consider whether they agree, or whether they consider that a S106 agreement is required to secure a financial commitment towards the station.

2.0 Additional condition

2.1 No part of the development shall be occupied until a refuse management strategy for the site has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and residential amenity, having regard to the NPPF and Policies DM6.1 and DM7.4 of the North Tyneside Local Plan 2017.

3.0 Representations

3.1 1no. additional objection has been received. No new concerns are raised.