

NORTHUMBERLAND

Northumberland County Council

Mr R Whinney
Clerk to Prudhoe Town Council
2nd Floor, Unit R2 06
58 Front Street
Prudhoe
NE42 5AA

Your Ref:
Our Ref: LL
Enquiries to: Lesley Little
Direct Line: (01670) 622614
E-mail: Lesley.Little@northumberland.gov.uk

Date: 17 October 2016

Dear Sir or Madam,

Strategic Planning Committee - Site Visits

I write to advise you that the Strategic Planning Committee will be undertaking the following site visits on Monday 31 October 2016:-

10.15 am :

16/02083/OUT - Land west of Neale Street, Front Street, Prudhoe; followed by
16/02081/OUT - Land south of Broom House Lane, Station Road, Prudhoe

10.50 am :

16/02082/OUT - Land south of Regents Drive, Prudhoe

Two Members of Prudhoe Town Council are invited to attend and details of the applications are attached for your information. I would be obliged if you could confirm if any of your Councillors will be attending.

Yours faithfully,

Lesley Little
Democratic Services Officer

Steven Mason – Chief Executive

County Hall, Morpeth, Northumberland, NE61 2EF

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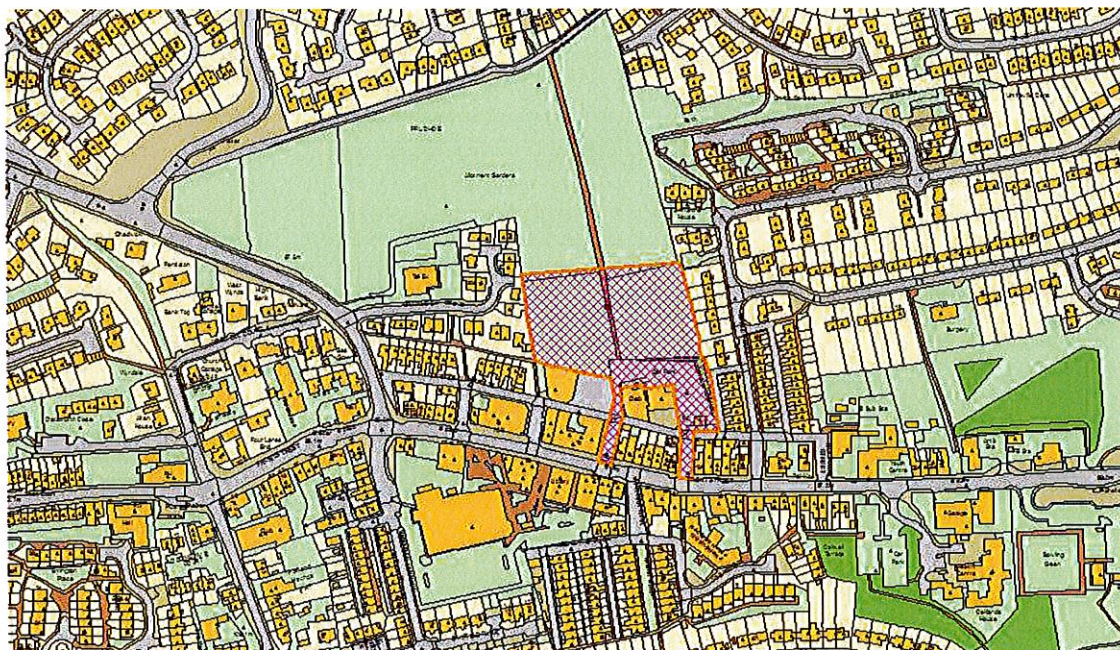


NORTHUMBERLAND

Northumberland County Council

STRATEGIC COMMITTEE : 4 OCTOBER 2016 PRE-COMMITTEE SITE VISIT

Type of Application	Outline Planning Application
Application No.	16/02083/OUT
Proposal	Outline application for retail development comprising Class A1 (shops) and/or Class A2 (financial and professional services and/or Class A3 (food and drink) and/or Class A5 (hot food takeaway) and/or betting offices (Sui Generis) with associated access
Site Address	Land west of Neale Street, Front Street, Prudhoe, Northumberland
Applicant	Northumberland Estates, Estates Office, Alnwick Castle, Alnwick
Agent	Nathaniel Lichfield and Partners, Generator Studios, Trafalgar Street, Newcastle-upon-Tyne, NE1 2LA
Date Application Valid	29 June 2016



Background

- 1.1 Outline planning permission with all matters reserved other than access is sought for around 1,400m² of retail, use class A2, A3, A5 and betting office development on a 0.97 hectare area of land outside of but immediately adjacent to Prudhoe town centre.
- 1.2 The site has previously had the benefit of planning permission for residential, office and retail development as part of a larger town centre redevelopment scheme (ref: T/20070183). A current application for housing development is also proposed on land immediately adjacent to the north and has been submitted by the same applicant (ref: 16/02081/OUT).
- 1.3 The application was submitted as a valid application on the 29 June 2016.
- 1.4 This application is due to be determined by the Strategic Committee. As the application is of strategic interest and is on a site with a complex and controversial planning history it is considered beneficial for Members to familiarise themselves with the site and how it links to its neighbouring environment prior to their formal consideration of the planning application.

Site and Proposal

- 2.1 The application site is a steeply sloping greenfield site and has previously been used as allotment land but is currently disused and overgrown. It is adjoined by existing housing development with parking areas and commercial development to the south within the town centre.
- 2.2 Approval is only sought for access at this stage, although an indicative layout has been provided that shows how the development could be accommodated on the site. Vehicular access would be taken from Front Street via Tyne View Terrace to the south of the site.

Consultation/Representations

- 3.1 The following consultees have been consulted on the application. A detailed summary of their responses will be presented to the committee when it meets to determine the application:

Prudhoe Town Council
NCC Highways
NCC Ecology
NCC Archaeology
NCC Public Protection
NCC Lead Local Flood Authority
Environment Agency
Northumbrian Water
- 3.2 Prudhoe Town Council has provided comments that support the application in principle as being good for the town. However, the Town Council has commented that it should be stipulated that this development should take place before that proposed in application ref: 16/02082/OUT (see separate report). One objection has been received from an adjacent resident at 15 Tyne View Terrace. This raises issues in respect of impacts from noise and light pollution, surface and foul water drainage, wildlife and land stability.

- 3.3 A more detailed summary of these comments, and any late representations received by the Authority, will be provided to Members of the Committee when it meets to determine the application.

Issues for Consideration

- 4.1 The main issues for consideration in determining this application, whilst not an exhaustive list, are likely to be as follows:

Principle of the development
Effects on the character and appearance of the area
Effects on residential amenity
Parking, access and highway safety issues
Drainage and flood risk
Ecology
Archaeology

- 4.2 A full report appraising the proposals against national and local planning policies, as well as any material considerations, will be presented to Members of the Committee when they meet to determine the application.
- 4.3 It is therefore proposed that Members visit the site to familiarise themselves with the site and surroundings and consider the main issues relating to the application for this major development within Prudhoe.

RECOMMENDATION

NOTE the submission of the planning application and AUTHORISE Members of the Strategic Planning Committee to visit the site to familiarise themselves with the site and surroundings.

Contact Officer:

For further information, please contact Mr Neil Armstrong on 01670 622697.

Background Papers:

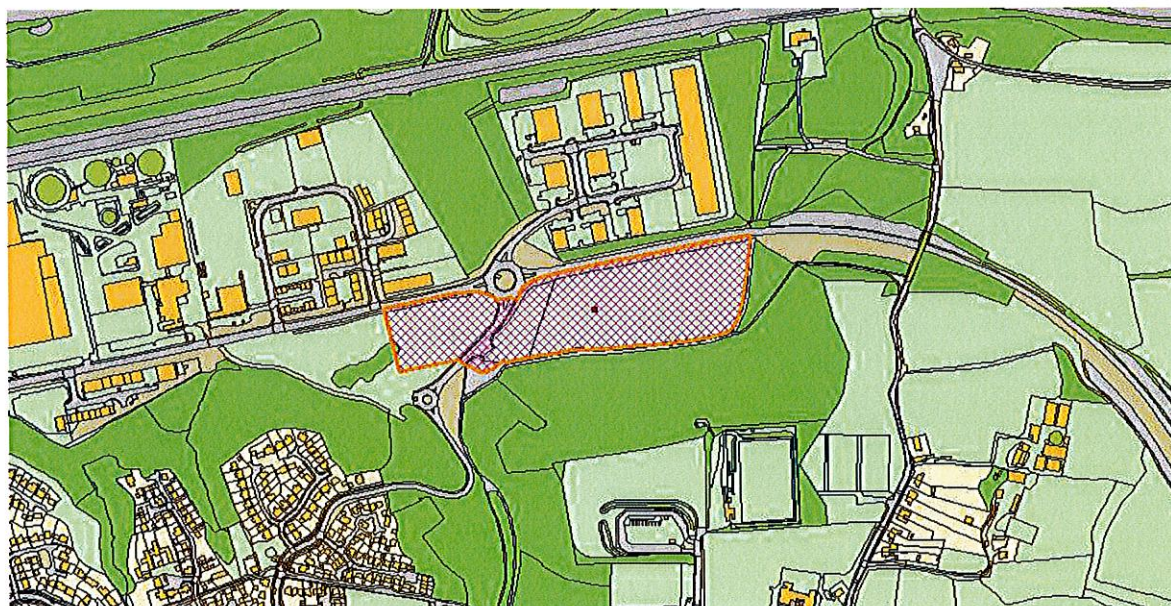
Development Management File: 16/02083/OUT

NORTHUMBERLAND

Northumberland County Council

STRATEGIC COMMITTEE : 4 OCTOBER 2016 PRE-COMMITTEE SITE VISIT

Type of Application	Outline Planning Application
Application No.	16/02082/OUT
Proposal	Outline application for mixed-use development comprising Class A1 (retail development) and/or Class A3/A5 (drive-thru restaurant) and/or Class A3/A4 (family pub/restaurant) and/or Class C1 (hotel) and/or petrol station (Sui Generis) with associated access
Site Address	Land south of Regents Drive, Prudhoe, Northumberland
Applicant	Prudhoe Estates LLP, c/o Northumberland Estates, Estates Office, Alnwick Castle, Alnwick
Agent	Nathaniel Lichfield and Partners, Generator Studios, Trafalgar Street, Newcastle-upon-Tyne, NE1 2LA
Date Application Valid	16 June 2016



Background

- 1.1 Outline planning permission with all matters reserved other than access is sought on a 4.92 hectare site for a mixed use development of retail, drive -thru restaurant, restaurant, hotel and petrol station. The application sets out that the development could comprise:
 - Two foodstores comprising around 3,350 sqm (gross) floorspace in total;
 - Non-food retail floorspace comprising around 3,200 sqm (gross) floorspace in Use Class A1;
 - A 60-bed hotel;
 - Two restaurants (Use Class A3 and/or A4 and/or A5) of a round 485 sqm and 380 sqm (gross) floorspace respectively, one of which would have a drive-thru facility;
 - A petrol station; and
 - 434 parking spaces.
- 1.2 The site is located out of town and is identified as employment land. The application has therefore been advertised as a departure from the development plan.
- 1.3 The application was submitted as a valid application on the 16 June 2016.
- 1.4 This application is due to be determined by the Strategic Committee. As the application is of strategic interest and raises policy issues in relation to its out of town location it is considered beneficial for Members to familiarise themselves with the site and how it links to its neighbouring environment prior to their formal consideration of the planning application.

Site and Proposal

- 2.1 The application site is located to the northern edge of Prudhoe on two parcels of land south of the bypass (A695 – Princess Way) and Low Prudhoe Industrial Estate.
- 2.2 Approval is only sought for access at this stage, although an indicative layout has been provided that shows how the development could be accommodated on the site. Vehicular access would be taken from the existing road infrastructure in the locality.

Consultation/Representations

- 3.1 The following consultees have been consulted on the application. A detailed summary of their responses will be presented to the committee when it meets to determine the application:
 - Prudhoe Town Council
 - Gateshead Council
 - NCC Highways
 - NCC Ecology
 - NCC Archaeology
 - NCC Public Protection
 - NCC Lead Local Flood Authority
 - NCC Rights of Way
 - Environment Agency
 - Northumbrian Water
 - Natural England
 - The Coal Authority
- 3.2 Prudhoe Town Council supports the application in principle as the investment in the town would be positive and could reduce the outflow of trade to other locations. However, this

is subject to the Council ensuring a full flood risk assessment has been undertaken and SuDS solutions are put in place; that transport issues are properly addressed, including detail in the Travel Plan; and concerns raised by the County Ecologist are addressed. No objections have been received from residents, businesses or other interested parties.

- 3.3 A more detailed summary of these comments, and any late representations received by the Authority, will be provided to Members of the Committee when it meets to determine the application.

Issues for Consideration

- 4.1 The main issues for consideration in determining this application, whilst not an exhaustive list, are likely to be as follows:

Principle of the development
Effects on the character and appearance of the area
Parking, access and highway safety issues
Drainage and flood risk
Ecology
Archaeology
Ground conditions

- 4.2 A full report appraising the proposals against national and local planning policies, as well as any material considerations, will be presented to Members of the Committee when they meet to determine the application.

- 4.3 It is therefore proposed that Members visit the site to familiarise themselves with the site and surroundings and consider the main issues relating to the application for this major development within Prudhoe.

RECOMMENDATION

NOTE the submission of the planning application and AUTHORISE Members of the Strategic Planning Committee to visit the site to familiarise themselves with the site and surroundings.

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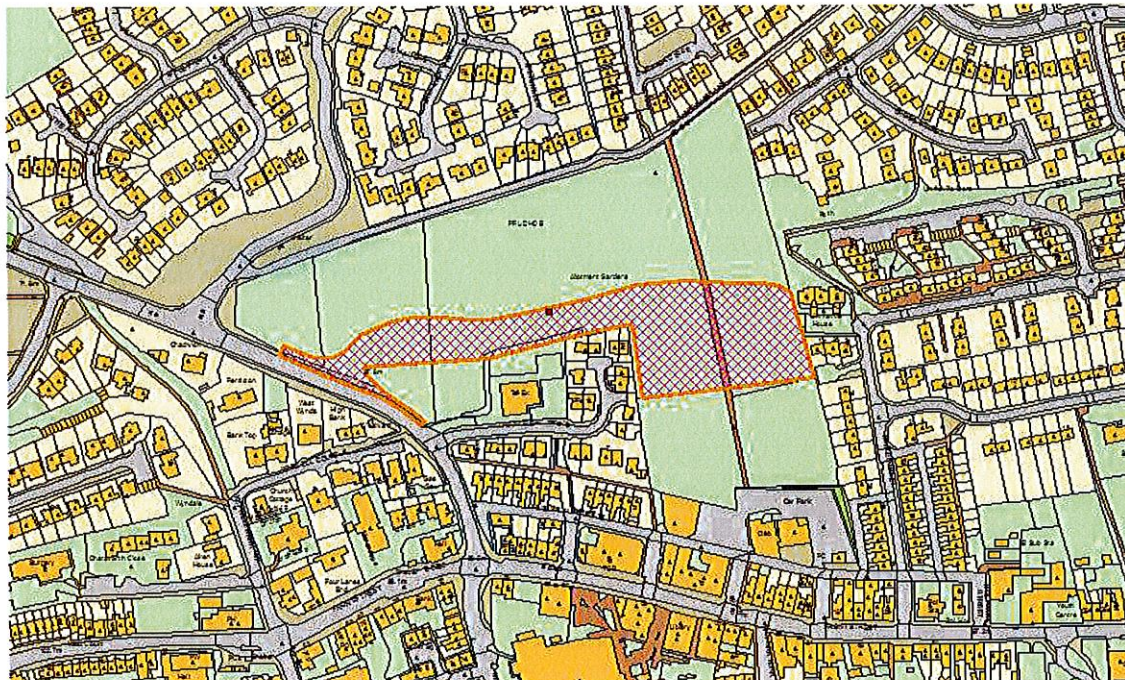
Development Management File: 16/02082/OUT

NORTHUMBERLAND

Northumberland County Council

STRATEGIC COMMITTEE : 4 OCTOBER 2016 PRE-COMMITTEE SITE VISIT

Type of Application	Outline Planning Application
Application No.	16/02081/OUT
Proposal	Outline application for development of up to 30no. residential dwellings, including all ancillary works, with all matters reserved apart from access
Site Address	Land south of Broom House Lane, Station Road, Prudhoe, Northumberland
Applicant	Northumberland Estates, Estates Office, Alnwick Castle, Alnwick
Agent	N/A
Date Application Valid	29 June 2016



Background

- 1.1 Outline planning permission with all matters reserved other than access is sought for the construction of up to 30 dwellings on a 0.98 hectare area of land close to Prudhoe town centre. The site is adjoined to the north by an area of land that has the benefit of an outline permission for 70-80 dwellings granted in January 2015 (ref: 13/03076/OUT). The site has also previously had the benefit of planning permission for residential, office and retail development as part of a larger town centre redevelopment scheme (ref: T/20070183). A current application for retail and commercial development is also proposed on land immediately adjacent to the south and has been submitted by the same applicant (ref: 16/02083/OUT).
- 1.2 The application was submitted as a valid application on the 29 June 2016.
- 1.3 This application is due to be determined by the Strategic Committee. As the application is of strategic interest and is on a site with a complex and controversial planning history it is considered beneficial for Members to familiarise themselves with the site and how it links to its neighbouring environment prior to their formal consideration of the planning application.

Site and Proposal

- 2.1 The application site is a steeply sloping greenfield site and has previously been used as allotment land but is currently disused and overgrown. It is adjoined by existing housing development with parking areas and commercial development further to the south within the town centre.
- 2.2 Approval is only sought for access at this stage, although an indicative layout has been provided that shows how residential development could be accommodated on the site. Vehicular access would be taken from Station Road to the west at the same point that access has been approved for the approved residential development to the north of the application site. It is proposed to provide 15% affordable provision on the site.

Consultation/Representations

- 3.1 The following consultees have been consulted on the application. A detailed summary of their responses will be presented to the committee when it meets to determine the application:

Prudhoe Town Council
NCC Highways
NCC Ecology
NCC Archaeology
NCC Public Protection
NCC Lead Local Flood Authority
Environment Agency
Northumbrian Water
- 3.2 Prudhoe Town Council has provided comments that support the application in principle, subject to proper provision for SuDS being in place to deal with the presence of water on-site and noise attenuation measures being put in place to limit the impact of noise on adjacent residents. No objections have been received from residents or other interested parties.

- 3.3 A more detailed summary of these comments, and any late representations received by the Authority, will be provided to Members of the Committee when it meets to determine the application.

Issues for Consideration

- 4.1 The main issues for consideration in determining this application, whilst not an exhaustive list, are likely to be as follows:

Principle of the development
Effects on the character and appearance of the area
Effects on residential amenity
Parking, access and highway safety issues
Drainage and flood risk
Ecology
Archaeology

- 4.2 A full report appraising the proposals against national and local planning policies, as well as any material considerations, will be presented to Members of the Committee when they meet to determine the application.
- 4.3 It is therefore proposed that Members visit the site to familiarise themselves with the site and surroundings and consider the main issues relating to the application for this major development within Prudhoe.

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Background Papers:

Development Management File: 16/02081/OUT