



# Northumberland County Council

**Strategic Planning Committee**  
**1<sup>st</sup> November 2022**

## **ADDENDUM REPORT**

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**Application No:** 18/03994/REM

**Proposal:**

Reserved Matters Application relating to 16/00078/OUT - Development of Phase 1 of proposals which include Trunk Road Service Area, Hotel and Innovation Centre plus associated access, parking, landscaping and other associated infrastructure

**Site Address:**

Land West of Lancaster Park  
Pinewood Drive  
Lancaster Park  
Morpeth  
Northumberland

**Applicant:**

Euro Garages Limited

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**RECOMMENDATION:**

That this application be minded to grant Reserved Matters Approval subject to the findings of the Air Quality Impact Assessment and subject to the following conditions.

**1. Introduction**

1.1 The purpose of this report is to update Members on some minor discrepancies with the plan numbers referenced in condition one and to provide some more background to the proposal.

**2. Details**

2.2 Officers have been made aware by the applicant that the drawing numbers are out of date. These relate to the following:

- 1406-23 Rev. K Overall Site Layout
  - Should be 1406-23 Rev L Overall Site Layout (revised to show increased path widths)
- 1406/24 Rev. J Planning Sheet 2 (West Site Layout)

- Should be 1406-24 Rev K – Planning Sheet 1 (revised to show increased path widths)
- 1406/24 Rev. J Planning Sheet 2 (East Site Layout)
  - Should be 1406-25 Rev K – Planning Sheet 2 (revised to show increased path widths)

2.3 Further to this the applicant has submitted an Air Quality Assessment. At the time of writing the consultation request with Public Protection remains outstanding.

2.4 The original application was approved based on the creation of some 256 FTE jobs and an Innovation Centre. The 150 houses represented ‘enabling development’ whilst the countryside park was considered ‘planning gain’. To achieve the job creation the applicant needed the housing to balance the books. The below table provides a summary of the differences between the outline consent and the current reserved matters application:

Outline	Reserved
Hotel – 60 beds	Hotel – 40 beds and room only
Restaurant / public house	No restaurant / public house
Petrol filling station	Two fuel stations
Innovation centre within a single building to supply some 256 FTEs	Innovation centre takes the form of seven separate units.
Coach, caravan, abnormal load parking	Limited parking for such vehicles
Car parking of approx. 160 spaces	Increase to approx. 250 spaces

2.5 Further to this the acoustic fencing was mentioned but the details provide for barriers of up to 3m along the boundary of the site.

2.6 A recent third-party objection, available to view on public access, has questioned the status of conditions 36 and 37 on the original consent. However, the minutes of the meeting confirm that the use of conditions to capture the issues of noise were to be agreed. There is no mention that this was needed to be considered by the chair. These conditions were added via delegated authority. Officers are satisfied that all relevant processes were followed.

### 3. Conclusion

3.1 In conclusion, there are no material changes to the proposals. Officers needed to update the drawing reference numbers as per those considered by consultees, third parties etc. Furthermore, it is important to officers that Members fully appreciate the reasoning behind the original approval.

### 4. Recommendation

That this application be minded to grant Reserved Matters Approval subject to the findings of the Air Quality Impact Assessment and subject to the following conditions.

#### Revised Conditions

##### Conditions/Reason

01. The development hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

1406/23 Rev.L Overall Site Layout;  
1406/24 Rev.K Planning Sheet 2 (West Site Layout);  
1406/24 Rev.K Planning Sheet 2 (East Site Layout);  
18.139/002 Rev.I Innovation Units Elevations;  
18.139/003 Rev.F Hotel Elevations;  
18.139/004 Rev.D Hotel Floor Plans;  
18.139/005 Rev.B Innovation Units Floor Plan;  
1406/18a Site Elevations Sheet 1;  
1406/19a Site Elevations Sheet 2;  
1406/26b Amenity Building Plans;  
1406/27b Amenity Building Elevations;  
12.07.18 Petrol & HGV Canopies;  
3956/MA Rev.F Landscape Masterplan;  
3956/01 Rev.F Planting Plan (1 of 4);  
3956/02 Rev.F Planting Plan (2 of 4);  
3956/03 Rev.F Planting Plan (3 of 4);  
3956/04 Rev.F Planting Plan (4 of 4);  
066829-CUR-00-XX-DR-D-95950 Rev.P06 S278 General Arrangement Option 2;  
066829-CUR-00-XX-DR-D-95951 Rev.P04 Dimensions  
066829-CUR-00-XX-DR-D-95952 Rev.P02 Contours and Long Section  
066829-CUR-00-XX-DR-D-95001 Rev.P08 Highways England S278 General Arrangement;  
066829-CUR-00-XX-DR-D-95953 Rev.P01 Long Section, Main Spine Road  
066829-CUR-00-XX-DR-D-95010 Rev.P02 Highways England Section 278 Bund Amendments  
066829-CUR-00-XX-DR-D-72001 Rev.P13 S278 Drainage Strategy General Arrangement (drainage details only approved);  
066829-CUR-00-XX-DR-D-72002 Rev.P06 Drainage Strategy Wider Area Strategy;  
066829-CUR-00-XX-DR-D-72003 Rev.P02 Drainage Strategy Manhole Schedule;  
066829-CUR-00-XX-DR-D-72005 Rev.P01 Surface Water Connection;  
066829-CUR-00-XX-DR-D-72006 Rev.P02 Drainage Strategy Outfall Long section;  
Permeable Paving Details received 08/09/21;  
Micro drainage Calculations received 19/08/21;  
Memo Drain down and overtopping. Reference: 066829-CUR-00-XX-RP-D-00002-V02 Produced by Curtins dated 20/09/2021;  
Eurogarages Mitford Morpeth Kingfisher Lighting Report dated 27/08/21;  
Arboricultural Report dated 20/08/21;  
Revised Noise Assessment NJD17-0011-001R/R2 March 2020;  
Ecological Appraisal Rev.R06 April;  
Highways Technical Note dated 17/11/21.

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

02. All buildings/structures within the application site shall be constructed using external facing and roofing materials the details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To retain control over the external appearance of the development in the interests of amenity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

03. The substation and pumping station structures shown on approved drawing nos. 1406/24 Rev.J Planning Sheet 2 (West Site Layout) and 1406/24 Rev.J Planning Sheet 2 (East Site Layout) shall be constructed in full accordance with elevation and materials details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

04. No building hereby permitted within the application site shall be occupied unless and until the diverted Parish of Mitford Public Footpath 415/013 within the application site and an improved Parish of Morpeth Public Footpath 416/010 for a distance of at least 95 metres eastwards from the application site boundary as shown on approved drawing: 1406/23 Rev.K Overall Site Layout and the shared pedestrian and cyclist link approved as part of related Reserved Matters application ref: 19/01362/REM shown on approved drawing no. MIT125150/A/GA/001 Rev.N Architectural Site Layout between that application site and the Lancaster Park estate to the east have all been constructed together with dropped kerbs within the Lancaster Park estate to provide access from those links to the primary school and other local services on that estate in full accordance with details additional to those provided with these reserved matters applications that have been submitted to and approved in writing by the Local Planning Authority. Those additional details shall include full engineering details in respect of the links including full structural details of any bridge/culvert crossings for the links over the woodland watercourse, details of lighting and details regarding the location and specification of dropped kerbs on the Lancaster Park estate.

Reason: In the interests of the promotion of sustainable transport choices in accordance with Policies Sus1, Tra3 and Tra4 of the Morpeth Neighbourhood Plan, Policy R8 of the Northumberland Local Plan and the NPPF.

05. For the duration of construction works in respect of the development approved within the application site up until the first occupation of any building hereby permitted within the application site access shall be maintained at all times to the general public to the Parish of Mitford Public Footpath 415/03 within the application site along its currently designated route or any diverted route through the site submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the promotion of sustainable transport choices in accordance with Policies Sus1, Tra3 and Tra4 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

06. Unless otherwise agreed in writing by the Local Planning Authority under Condition 6 below, prior to any building or fuel filling station within the application site being brought into use, acoustic fencing shall be provided to the south and west boundaries of the application site in the locations shown on approved drawing nos. 1406/23 Rev.K Overall Site Layout and 1406/24 Rev.J Planning Sheet 2 (West Site Layout) and to a height which accords with the Revised Noise Assessment produced by NJD Environmental Associates, Report reference: NJD17-0011-001R/R2 dated March 2020 in accordance with elevation and specification details to be submitted to and approved in writing by the Local Planning Authority. Thereafter such acoustic fencing shall remain in place at all times.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

07. Prior to any building or fuel filling station within the application site being brought into use, the applicant shall employ a competent acoustic consultant to either assess the level of noise emissions from the development at the nearest noise sensitive properties or carry out an addendum desk-top assessment of the noise impacts based upon the final selection of plant to be installed on the site. The assessment shall be undertaken in accordance with the methodology described in BS 4142:2014. The applicant shall submit a report based on the consultant's findings to the Local Planning Authority for written approval. Where the noise levels from the development exceed 5dB above the background noise levels in Table 5 of the Revised Noise Assessment produced by NJD Environmental Associates, Report reference: NJD17-0011-001R/R2 dated March 2020 at the nearest noise sensitive receptors, appropriate mitigation measures shall be agreed in writing with the Local Planning Authority and implemented in full within a timescale approved in writing by the Local Planning Authority. Thereafter no changes to the above-mentioned plant shall be made unless approved in writing, with or without further mitigation measures, by the Local Planning Authority and any mitigation measures installed under the terms of this condition shall remain in place at all times following their installation.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

08. Within 21 days from receipt of a written request from the Local Planning Authority notifying the operator of a justified noise complaint the Operator shall, employ a competent independent acoustic consultant to assess the level of noise emissions from the development at the complainant's property. The assessment shall be undertaken in accordance with the methodology described in BS 4142:2014+A1:2019. The operator shall submit a report based on the consultant's findings to the Local Planning Authority for written approval. Where the noise levels from the development exceed 5dB above the background noise levels in Table 5 of the Revised Noise Assessment produced by NJD Environmental Associates, Report reference: NJD17-0011-001R/R2 dated March 2020 at the complainant's property, appropriate mitigation measures shall be agreed and implemented in full within a timescale approved in writing by the Local Planning Authority. Thereafter any such mitigation measures shall remain in place at all times.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

09. During the construction period, there shall be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800. Saturday 0800 to 1600.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

10. Deliveries and collections to and from the site associated with the construction phase of the development hereby permitted shall only take place between the hours: Monday to Friday - 08:00 to 18:00 Saturday - 08:00 to 16:00 With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

11. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

12. No building shall be occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 11 in respect of that building, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

13. No building within the application site shall be occupied unless and until electric vehicle charging facilities for that building have been provided in accordance with specification details for those facilities submitted to and approved in writing by the Local Planning Authority. Thereafter those facilities shall remain in place at all times.

Reason: To promote the use of zero or low emission vehicles in the interests of counteracting the harmful effects of climate change in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

14. No building or fuel filling station area within the application site shall be occupied or used unless and until vehicle, pedestrian and cyclist access to that building has been provided from the St. Leonard's junction of the A1 with the Morpeth Northern Bypass in accordance with the details approved by the Local Planning Authority under this Reserved Matters approval. Thereafter such vehicle, pedestrian and cyclist access shall remain in place at all times.

Reason: In the interests of highway safety in accordance with Policies Des1, Tra3 and Tra4 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

15. Prior to completion of the head wall, erosion prevention measures to the upstream banks of the watercourse shall be installed in full accordance with details

to be submitted to and approved in writing by the local planning authority. Thereafter those erosion prevention measures shall remain in place at all times.

Reason: To provide adequate protection from riverbank erosion standards in accordance with Policy Inf1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

16. Prior to the first occupation of each phase of the development as approved through discharge of condition 11 attached to outline planning permission 16/00078/OUT, a verification report for that phase carried out by a qualified drainage engineer or a suitably qualified professional shall be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include as built drawings for all SuDS (Sustainable Drainage Systems) components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc); construction details (component drawings, materials, vegetation); Health and Safety file; and details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards to minimise flood risk in accordance with Policy Inf1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

17. The landscaping details approved under this application in respect of any phase of the development as approved through discharge of condition 11 attached to outline planning permission 16/00078/OUT, shall be implemented in full no later than the first planting season following the substantial completion of the final building in that phase and shall be undertaken in accordance with a phased planting schedule submitted to and approved in writing by the Local Planning Authority prior the first occupation of any building in that phase. Any such landscaping removed, dying, or becoming seriously damaged, defective, or diseased within 5 years from its planting shall be replaced in the same location within the next planting season with landscaping of a similar size and species to that which it is replacing.

Reason: In the interests of visual amenity and biodiversity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

18. No development shall take place unless in accordance with the recommendations of the report Ecological Appraisal Rev.R05 April 2020 forming part of the approved application documentation.

Reason: to avoid adverse impacts on the woodland habitat of Scotch Gill Woods Local Nature Reserve/Local Wildlife Site in accordance with Policies Des1, Env1 and Env5 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

19. A programme of archaeological work shall be undertaken in full accordance with the Written Scheme of Investigation (Mitigation Strategy for Archaeological Strip, Map and Recording: Land West of Lancaster Park, Northumberland, NE61 3SX. Allen Archaeology on behalf of Euro Garages Ltd. 13 August 2018). The scheme of archaeological work set out in the Written Scheme of Investigation shall be implemented in full up to and including reporting stage before the condition is fully discharged.

Reason: In the interests of archaeological evaluation and safeguarding in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

20. Prior to the first occupation or use of any building or fuel filling station within the application site external lighting and CCTV shall be provided to that building or fuel filling station and its curtilage and to all footpaths within the application site connecting that building or fuel filling station to the site boundaries in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter such external lighting and CCTV shall remain in place at all times.

Reason: In the interests of community safety in accordance with Policy Des1 of the Morpeth Neighbourhood Plan and the NPPF.

21. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 and the Town & Country Planning Use Classes Order 1987, as amended (or any order revoking and re-enacting those Orders with or without modification) the innovation units within the application site shall not be used other than for purposes falling within Classes E(g)(ii) – Research and development of products or processes and/or E(g)(iii) - Industrial processes of the Use Classes Order without the prior grant of planning permission from the Local Planning Authority.

Reason: To ensure that adequate car parking is provided for in respect of those occupying these units in the interests of highway safety in accordance with Policy Tra3 of the Morpeth Neighbourhood Plan and the NPPF.

22. The development hereby permitted shall be undertaken in full accordance with details in respect of proposed levels and finished floor levels for all open areas and buildings in relation to existing levels within and adjacent to the application site which shall have been submitted to and approved in writing by the Local Planning Authority. These details shall broadly accord with drawings 1406/18a Site Elevations Sheet 1 and 1406/19a Site Elevations Sheet 2 forming part of the approved application documentation.

Reason: In the interests of visual amenity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Policy H15 of the Northumberland Local Plan and the NPPF.

23. Prior to commencement of development, a scheme for a robust, continuous acoustic barrier constructed at the locations and heights as shown in the submitted Noise Assessment (NJD Environmental Associates, Report Reference: NJD17-0009-001R/R3 dated August 2022 - Revised) with a minimum surface density of 10 Kg/m<sup>2</sup> together with a scheme of maintenance, shall be submitted to, and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before first residential occupation. The barrier shall be maintained in accordance with the approved scheme and retained throughout the life of the development.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.