

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/16/01335/FUL</b>
<b>Site:</b>	<b>Team Valley Retail Park Tenth Avenue West Gateshead</b>
<b>Proposal:</b>	<b>Erection of new commercial units within existing car park (use classes A1 and A3) new pedestrian walkways, landscaping and alterations to car park layout (additional information received 24/01/17, 07/03/17, 08/03/17 and 19/04/17 and amended 07/03/17 and 19/04/17).</b>
<b>Ward:</b>	<b>Lamesley</b>
<b>Recommendation:</b>	<b>Grant Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Condition(s) added/deleted/amended**

The wording of the following conditions has been amended following discussion with the Agent:

**Condition 1**

Plan numbers have been updated and the Travel Plan Framework has been removed as it is dealt with by condition 37.

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

**URB TL[08] 00 01 Rev D03 Units 22 to 25 Site Location Plan**

**URB TL[08] 00 02 Rev D02 Units 22 to 25 Existing Site Plan**

**URB TL[08] 00 03 Rev D04 Units 22 to 25 Proposed Site Plan**

**URB TL[08] 00 04 Rev D02 Unit 25 Proposed Ground Floor Plan**

**URB TL[08] 00 05 Rev D02 Units 22 to 24 Ground Floor Plan**

**URB TL[08] 00 06 Rev D01 No Build Zone**

**URB TL[08] 20 021 Rev D02 Unit 25 Roof Plan**

**URB TL[08] 20 02 Rev D02 Units 22 to 24 Roof Plan**

**URB TL[08] 70 01 Rev D02 Unit 25 Proposed Elevations**

**URB TL[08] 70 02 Rev D02 Units 22 to 24 Proposed Elevations**

**URB TL[08] 80 01 Rev D02 Units 22 to 25 Proposed Sections**

**URB TL[03] 00 03 Rev D01 NWL and SW Pipe Overlay Site Plan**

**116874/8001 Rev D Landscape Proposals Plan**

**URB TL [SK] 0005 - Section through proposed road**

**16337-SK-14 - Rigid Truck Swept Path Assessment**

**16337-SK-124 - Max Legal Arctic and Rigid Swept Path Assessment**

**Flood Risk Assessment Prepared By Fairhurst Author Steve Dickie dated 20.1.2017**

**DAS prepared by Urban Edge dated December 2016, DAS addendum dated February 2017 and DAS Landscape Principles Addendum prepared by Fairhurst dated 8.3.2017**

**Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.**

**Reason**

**In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.**

**Condition 3**

**Highway safety has been added to the reason for the condition:**

**No individual unit hereby permitted shall amalgamate with another unit resulting in a larger floorspace, nor subdivide resulting in more, smaller, planning units.**

**Reason**

**In order to prevent larger or smaller floor plate units being created, and to ensure that the development is complementary to Team Valley Retail Park and in the interests of highway safety in accordance with Saved UDP policy RCL5 and CSUCP Policies CS7 and CS13.**

**Condition 13**

**The Agent has expressed a concern that the number of conditions as proposed may be off putting to potential occupants even though by amalgamating conditions the number of conditions is reduced, the same amount of work is required from the developer. However, it is now recommended to amalgamate conditions 13, 15, and 17 with the following wording:**

**Prior to the development hereby permitted progressing above damp proof level, the following details must be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be constructed entirely in accordance with those details, and retained thereafter.**

**A. Samples of materials for the buildings, including colours and finishes to be used on all external surfaces. The materials samples must also be made available for inspection on site.**

**B. Full details of hard surface treatments, to include kerb edging materials, colours and finishes to be used. The materials samples must also be made available for inspection on site.**

**C. Full details of external seating, including colours and finishes shall.**

**The materials to be used shall be of the quality and nature described in the Design and Access Statement submitted with this application.**

**Reason**

**To ensure that the development presents a satisfactory appearance and having regard to the requirements of saved Unitary Development Plan policy ENV3 and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.**

**Condition 28**

**The wording has been amended to clarify the need for detail is in relation to the protection of existing trees:**

**No development or other operations shall commence on site until a detailed services layout and construction methodology of the trenches has been submitted to and approved in writing by the Local Planning Authority. The layout shall provide for the long-term retention of the existing trees to remain on the site and demonstrate that any trenches will not cause damage to the root systems of the trees.**

**Reason**

**To ensure the satisfactory protection of trees in accordance with Saved UDP policies DC1 and ENV44 and CSUCP policies CS14 and CS18.**

**Condition 35**

**The requirement for details of bollards has been added to the wording as follows:**

**Prior to the development hereby permitted progressing above damp proof level final details of the car park layout to include:**

**Electric charging points parking;  
Motorbike parking;  
Accessible bays;  
Cycle parking  
Bollards;  
Pedestrian routes/crossings  
McDonalds Car Park Access**

**Access into units to open off pedestrian routes in line with the Gateshead Cycling strategy, to include for each unit hereby permitted, long stay cycle parking and short stay cycle parking located conveniently throughout the site to serve each of the units and tie in with access points and the wider network.**

**Reason**

**To ensure adequate and sustainable parking arrangements are provided for all elements of the development hereby permitted and in accordance with the NPPF and CSUCP policy CS13 and Gateshead Cycling Strategy**

**The following conditions are recommended to be removed as they have been amalgamated into a smaller number of conditions following discussion with the Agent:**

**15 and 16 hard surface treatments**

**17 and 18 details of external seating, colours and finishes**

**19 and 20 details and implementation of bollards**

**The following conditions are recommended to be removed following discussion with the Agent. It was agreed that construction would not disturb wildlife or residents and therefore it would be unreasonable to restrict the commencement of construction, or the hours of construction and planning permission would be required for plant or roller shutters and therefore these conditions were unnecessary.**

**12 Vegetation Clearance works**

**23 Hours of construction**

**39 No plant without approval**

**40 and 41 Details and implementation of roller shutters**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**