

MINOR UPDATE

Application No:	DC/16/01288/FUL
Site:	4 High Street Gateshead NE9 7JR
Proposal:	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore. (Amended 02.03.2017).
Ward:	Lamesley
Recommendation:	GRANT SUBJECT TO A SECTION 106 AGREEMENT
Application Type	Full Application

Reason for Minor Update

Conditions Amended and Deleted and Recommendation Amended.

The applicant has submitted a targeted employment scheme which is considered acceptable and there it is recommended that condition 3 is amended as follows:

The development hereby approved shall be carried out in accordance with the Targeted Employment Scheme dated 04 May 2017 which has been submitted with this application.

Reason

To maximise the economic benefits of the development for local people and in accordance with policy CS5 of the Core Strategy and policies PO2 and JE4 of the Unitary Development Plan.

In turn it is recommended that condition 4 is deleted as it is now longer required.

Amended Recommendation

In order to reduce queuing in the area, the applicant, Aldi, have offered to provide an upgrade to the signals at the junction of Old Durham Road, Springwell Road and High Street. These upgrades would be secured through a financial contribution, via a S106 agreement for £60,000.

As a result the recommendation has been amended as follows:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

- 1) The agreement shall include the following obligations:

- **A contribution of £60,000 for the upgrading of the existing signals at the junction of Old Durham Road, Springwell Road and High Street.**

2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

SEE MAIN AGENDA FOR OFFICERS REPORT AND CONDITIONS WITH THE EXCEPTION OF CONDITIONS 3 AND 4 WHICH HAVE BEEN ADDRESSED IN THIS UPDATE REPORT.