

MINOR UPDATE

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| Application No: | DC/18/01070/COU |
| Site: | 4-5 Main Road Ryton NE40 3NA |
| Proposal: | Change of use from Bookmakers to Micropub |
| Ward: | Ryton Crookhill And Stella |
| Recommendation: | Grant Permission |
| Application Type | Change of Use |

Reason for Minor Update

Further representations made

An objection has been received from Councillor Buckley, raising the following concerns:

- Recommended Condition 4 restricting hours of deliveries and bin emptying until 21.00 would still allow for noise and disturbance at neighbouring dwellings, and it is suggested that this condition be amended to restrict deliveries and bin emptying to before 19.00;**
- Recommended Condition 5 (restricting amplified sound equipment associated with the use in the absence of an LPA approved noise assessment) does not require the applicant to fit sound-proofing or double glazing;**
- The potential for noise caused by future patrons smoking at the rear of the premises.**

It is considered that the recommended conditions are reasonable and proportionate, and that the measures suggested in the representation would not be necessary to make the proposal acceptable.

Additionally, the potential for members of the public to congregate in other locations is outside of planning control.

SEE MAIN AGENDA FOR OFFICERS REPORT.