

Committee Report

Application No:	DC/19/00055/COU
Case Officer	Tracy Long
Date Application Valid	23 January 2019
Applicant	The Metrocentre Partnership
Site:	Intu Metrocentre Units 1.134-1.137 and 9C Upper Qube and Cameron Walk
Ward:	Whickham North
Proposal:	Change of use of restaurant (Class A3), retail (Class A1) floorspace and circulation space to leisure use (Class D2)
Recommendation:	GRANT
Application Type	Change of Use

1.0 The Application:

1.1 DESCRIPTION OF APPLICATION SITE

The application site relates to floor space at the Metrocentre. Unit 9c on the ground floor lower mall relates to existing vacant retail space. Units 1.134 and 1.137 at the first floor upper mall level relates to existing vacant restaurant units, last occupied by Byron Burger and Barburitto.

1.2 DESCRIPTION OF APPLICATION

This planning application proposes to change the use of floor space at the ground floor and first floor level of the Metrocentre to use it as a leisure use, an indoor mini golf attraction with ancillary food and drink offer. The area comprises a total floorspace of 1,665m². Access will be gained from the upper mall and a staircase will connect the two levels within the new leisure unit.

1.3 As the application relates to a proposed change of use, any internal arrangements shown on the layout plans are shown for illustrative purposes only. The proposal does not include any external alterations or extensions to the Metrocentre complex. No changes to servicing or car parking provision are proposed

1.4 RELEVANT PLANNING HISTORY

None.

2.0 Consultation Responses:

None

3.0 Representations:

3.1 Council officers displayed a site notice at the site on 6 February 2019. No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ENV3 The Built Environment - Character/Design

RCL5 District and Local Centres

CS7 Retail and Centres

CS13 Transport

CS15 Place Making

AOC2 Metrogreen

5.0 Assessment of the Proposal:

- 5.1 The main planning issues to be considered are the principle of the development and the impact of the development on highways/transport.
- 5.2 **PRINCIPLE OF THE DEVELOPMENT**
The Metrocentre is an established and accessible retail and leisure destination. This proposal relates to the reconfiguration and use of existing floorspace.
- 5.3 Saved policy RCL5 of the Council's Unitary Development Plan (UDP) and Policy CS7 of the Council's Core Strategy and Urban Core Plan (CSUCP) support the role of the Metrocentre. This proposal will enable the space to be occupied and meet changes in customer demand, sustaining the role of Metrocentre as a regional shopping destination.
- 5.4 Policy CS8 of the CSUCP requires leisure development to be focused within the Urban Core and at other accessible locations. Policy AOC2 of the CSUCP identifies the Metrocentre within a broader area of change (Metro Green) within which leisure is an acceptable use.
- 5.5 The preferred approach to leisure provision at Metro Green as set out in the Council's Options Report published in November 2015 is to concentrate leisure uses around the Metrocentre and Public Transport Interchange to encourage longer dwell times (length of visits) and use of public transport rather than creating more car trips to the area.
- 5.6 In terms of the location of the proposed leisure use the proposal is therefore aligned with Policy AOC2 of the CSUCP and the preferred approach to leisure emerging at Metro Green.

5.7 The application has provided a supporting planning statement which provides an overview of the proposal's business model in terms of the benefits of the proposed location as opposed to alternative locations and the considerations of impacts as required by policy CS7 (iii) of the CSUCP.

5.8 The business model requirements are met in this location based upon attracting families and young adults who are seeking an active leisure attraction in an accessible, family orientated environment, with sufficient footfall including a supporting retail, food and drink offer and accessible by public transport.

5.9 Council officers are therefore of the view that there is unlikely to be any material impact on the vitality and viability of centres within the catchment area as the proposal is likely to be competing mainly with other similar facilities in the Metrocentre.

5.10 Given the above, it is therefore considered that the proposal will provide investment that will continue to support the Metrocentre which makes a significant contribution to the local economy.

5.11 TRANSPORT

It is considered that the proposal is unlikely to serve as a destination in itself. A change of use of the scale proposed is considered to have negligible impact on the highway network when considered in relation to the overall number of visitors to the Metrocentre. It is therefore considered that the proposal would not conflict with the highway aims and objectives of the NPPF and policy CS13 of the CSUCP.

5.12 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related development. As such no CIL charge is liable.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is considered that the proposal is acceptable from a planning point of view and accords with both national and local planning policies. It is therefore recommended that planning permission be granted subject to the conditions below.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary

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

Location Plan	N181442-D09-004
Ground Floor Site Plan	N181442-A01-011
First Floor Site Plan	N181442-A01-012
Proposed Ground Floor Plan	N181442-A02-001
Proposed First Floor Plan	N181442-A02-002

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

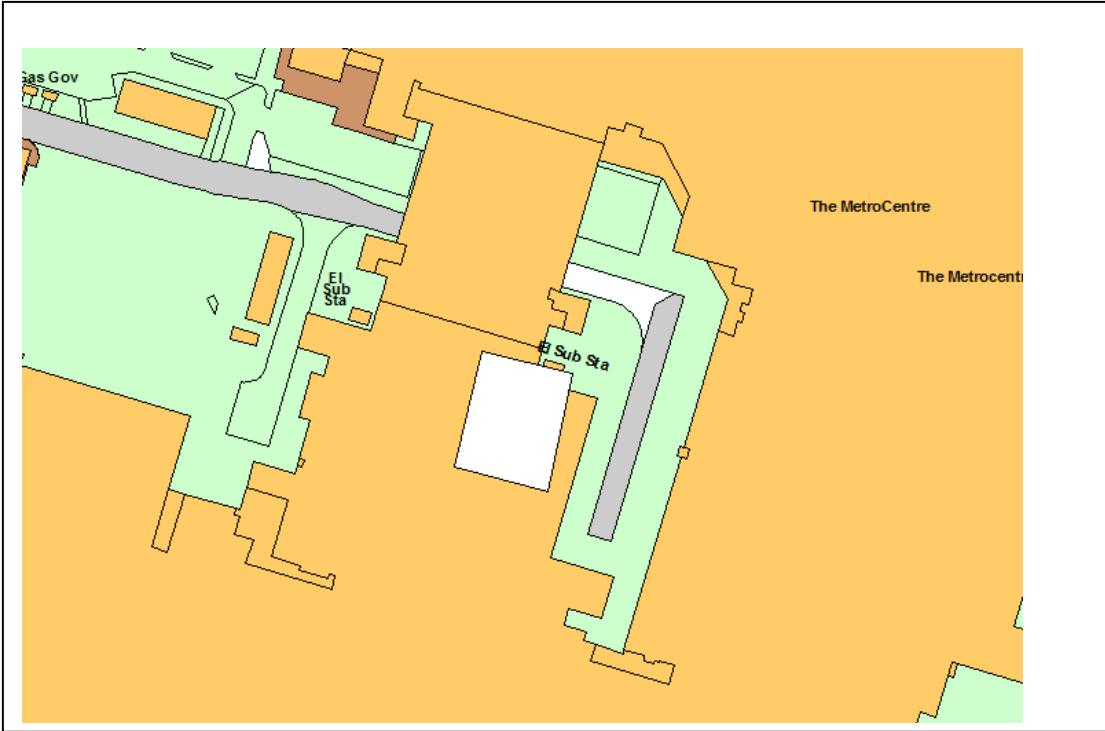
In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X